

9/6/1963

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Rec. 9.25
St. 30

STATE OF FLORIDA
COUNTY OF LAKE

LAKE
COUNTY



THIS INDENTURE, Made this 6th day of September, A. D., 1963, between ATLANTIC COAST LINE RAILROAD COMPANY, a corporation organized and existing under the laws of the State of Virginia, party of the first part; JOSEPHINE B. McDONALD, of Mount Dora, Florida, party of the second part; CHEMICAL BANK NEW YORK TRUST COMPANY (formerly Chemical Bank & Trust Company), Substituted Corporate Trustee under the General Unified Mortgage made by the Atlantic Coast Line Railroad Company, dated April 1, 1914, party of the third part; and UNITED STATES TRUST COMPANY OF NEW YORK, Corporate Trustee under the General Mortgage made by the Atlantic Coast Line Railroad Company, dated March 1, 1950, party of the fourth part;

WITNESSETH: That the party of the first part, for and in consideration of the conveyance to it as hereinafter recited and set forth, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the party of the second part, her heirs and assigns, forever, all the estate, right, title; lien, equity, interest, claim and demand which the party of the first part has in and to the strip or parcel of land situate, lying and being near Mount Dora, County of Lake, State of Florida, and described as follows:

Beginning at the point of intersection of the east line of Government Lot 6, in Section 25, Township 19 South, Range 26 East, and the south boundary line of the Atlantic Coast Line Railroad Company's Sanford-Tavares main track right of way, which right of way is 50 feet wide on each side of the center line of said main track; running thence northwardly, along the east line of said Government Lot 6, 20.03 feet to a point 30 feet southwardly, measured at right angles, from said center line; thence westwardly, parallel to said center line, 652.49 feet to a point of curve; thence southwestwardly, concentric with said center line, along the arc of a curve to the left having a radius of 1880.08 feet and being tangent to the preceding course, 530.3 feet; thence South 38° 09' East 22 feet to the south boundary line of said right of way; thence northeastwardly, concentric with said center line, along the arc of a curve to the right having a radius of 1860.08 feet, 515.1 feet to the point of tangent; thence eastwardly, parallel with said center line and being tangent to the preceding course, 653.62 feet to the point of beginning; containing 0.54 of an acre, more or less, and being shown outlined in yellow on the print attached hereto and made a part hereof.

TO HAVE AND TO HOLD all the estate, right, title, lien, interest and claim whatsoever of the party of the first part, either in law or equity, together with all and singular the appurtenances thereto belonging; or in any wise appertaining, to the proper use, benefit and behoof of the said party of the second part, her heirs and assigns, forever.

The property hereinabove conveyed is subject to the liens of the following mortgages, namely: General Unified Mortgage of the Atlantic Coast Line Railroad Company, dated April 1, 1914, under which mortgage Chemical Bank New York Trust Company, (formerly Chemical Bank & Trust Company) is Substituted Corporate Trustee; and General Mortgage of the Atlantic Coast Line Railroad Company, dated March 1, 1950, under which mortgage United States Trust Company of New York is Corporate Trustee; and the said Trustees, parties of the third and fourth parts, respectively, join herein for the purpose of releasing and do

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hereby release the land hereby conveyed from the liens of said respective mortgages.

The recitals of fact made herein are to be taken only as recitals made by the Atlantic Coast Line Railroad Company and not by either of the said Trustees.

THIS INDENTURE FURTHER WITNESSETH: That the said party of the second part, for and in consideration of the conveyance to her of the strip or parcel of land hereinabove described, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the first part, its successors and assigns, forever, all the estate, right, title, lien, equity, interest, claim and demand which the party of the second part has in and to the strip or parcel of land situate, lying and being near Mount Dora, County of Lake, State of Florida, and described as follows:

Beginning at the northeasterly corner of the hereinabove described strip or parcel of land; running thence northwardly, along the east line of said Government Lot 6, 30.05 feet to the center line of said main track; thence westwardly, along said center line, 650.80 feet to a point of curve; thence southwestwardly, along said center line, on the arc of a 3° curve to the left having a radius of 1910.08 feet and being tangent to the preceding course, 551.3 feet; thence South 38° 09' East 32.9 feet to a point 30 feet southeastwardly, measured radially, from said center line; thence northeastwardly, concentric with said center line, along the arc of a curve to the right having a radius of 1880.08 feet and being tangent to the preceding course, 330.3 feet to the point of tangent; thence eastwardly, parallel with said center line, 652.49 feet to the point of beginning; containing 0.8 of an acre, more or less, and being shown outlined in red on said attached print.

TO HAVE AND TO HOLD all the estate, right, title, lien, interest and claim whatsoever of the party of the second part, either in law or equity, together with all and singular the appurtenances thereto belonging, or in anywise appertaining, to the proper use, benefit and behoof of the party of the first part, its successors and assigns, forever.

IN WITNESS WHEREOF the parties hereto have caused these presents to be executed in Duplicate the day and year first above written.

Signed, sealed and delivered in the presence of:

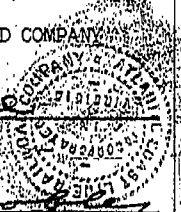
W. Smith

James L. Quinn

ATLANTIC COAST LINE RAILROAD COMPANY

By W. T. Rice
W. T. RICE President

Attest: W. T. Manable
W. T. MANABLE Assistant Secretary



Signed, sealed and delivered in the presence of:

Robert L. ...

Quana B. Wilson

Josephine B. McDonald (Seal)
(Josephine B. McDonald)

Signed, sealed and delivered
in the presence of:

[Signature]
K. H. WAGNER
[Signature]
F. BATZ

CHEMICAL BANK NEW YORK TRUST COMPANY, as
Substituted Corporate Trustee, as afore-
said.

By [Signature]
Vice-President
Attest: [Signature]
Assistant Secretary

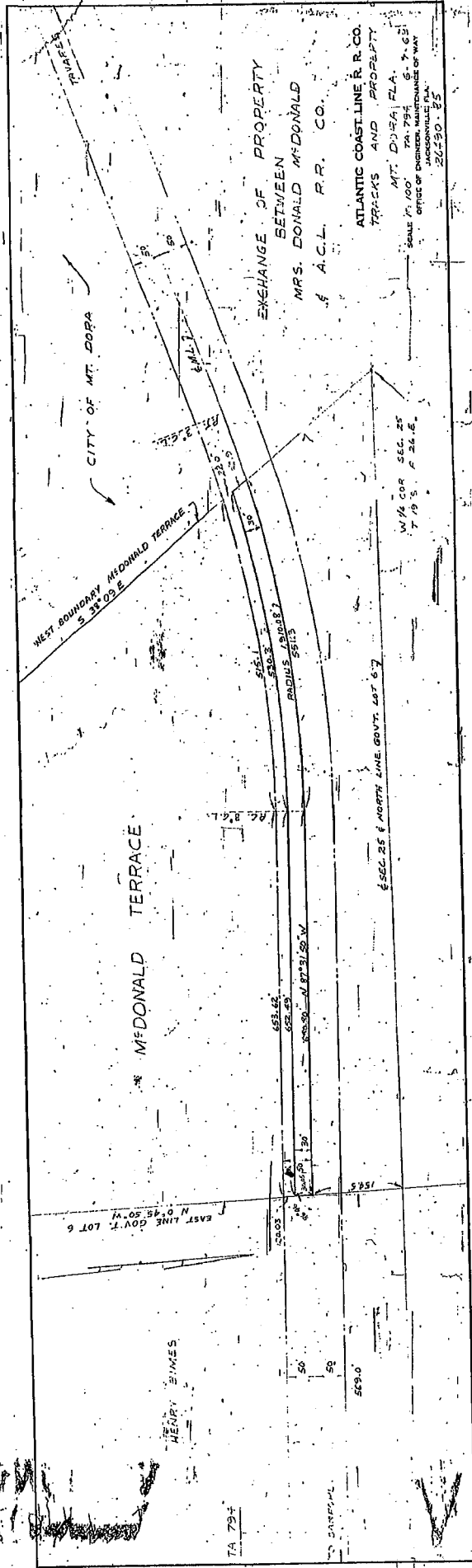
Signed, sealed and delivered
in the presence of:

[Signature]
IRENE R. SOCCA
[Signature]
MALCOLM J. HOOD

UNITED STATES TRUST COMPANY OF NEW YORK,
as Corporate Trustee, as aforesaid.

By [Signature]
Assistant Vice-President
Attest: [Signature]
Assistant Secretary

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EXCHANGE OF PROPERTY
 BETWEEN
 MRS. DONALD MCDONALD
 & A.C.L. R.R. CO.

ATLANTIC COAST LINE R. R. CO.
 TRACKS AND PROPERTY
 MT. DOBA, FLA.
 SCALE 1" = 100' TA 794 6-7-63
 OFFICE OF ENGINEER, MAINTENANCE OF WAY
 JACKSONVILLE, FLA.
 22,290 - 85

CITY OF MT. DOBA
 WEST BOUNDARY MCDONALD TERRACE
 S 31° 02' E

MCDONALD TERRACE

W/4 COR SEC. 25
 T. 19 S. R. 24 W.

§ SEC. 25 & NORTH LINE GOVT. LOT 6-7

EAST LINE GOVT. LOT 6
 N 0° 45' 50" W

HENRY SIMES

TA 794

RADIUS 5511.5

653.42
 622.45

S 88° 50' - 07" 31" 50" W

583.0

158.3

200.3

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FLORIDA FORM

STATE OF FLORIDA
COUNTY OF DUVAL

I hereby certify that on this day before me, an officer duly authorized to take acknowledgments in the State and County above set forth, personally appeared W. T. Rice and W. T. Marable respectively President and Assistant Secretary of ATLANTIC COAST LINE RAILROAD COMPANY, a corporation under the laws of the State of

Virginia, to me known to be the persons described in and who executed the foregoing instrument, and they severally acknowledged before me the execution thereof as such officers, by virtue of due and proper corporate authority in them vested, and that the said instrument is the act and deed of said corporation.

And the said W. T. Marable Assistant Secretary as aforesaid, also acknowledged before me that he affixed to said instrument the corporate seal of said corporation, by like authority in him vested.

WITNESS my signature and official seal in the County and State above set forth, this 6th day of September, 1963.



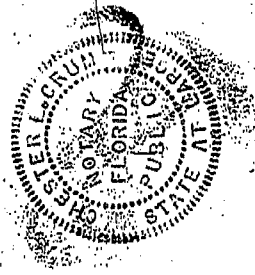
John L. Garbade
Notary Public.

My commission Expires Notary Public, State of Florida at Large
My commission expires AUG. 11, 1964
Bonded by National Surety Corporation

STATE OF FLORIDA
COUNTY OF LAKE

I hereby certify that on this day before me, an officer duly authorized to take acknowledgments in the State and County above set forth, personally appeared JOSEPHINE B. McDONALD, to me known to be the person described in and who executed the foregoing instrument, and acknowledged the execution thereof to be her free act and deed.

WITNESS my signature and official seal in the County and State above set forth, this 27th day of August, 1963.



Chester L. Crum
Notary Public

My commission expires
Notary Public, State of Florida at Large
My Commission Expires March 26, 1967
Bonded by American Fire & Casualty Co.

FLORIDA FORM

STATE OF NEW YORK

COUNTY OF NEW YORK

I hereby certify that on this day before me, an officer duly authorized to take acknowledgments in the State and County above set forth, personally appeared H. A. BASHAM, JR. and J. M. DOYLE respectively Vice-President and Assistant Secretary of CHEMICAL BANK NEW YORK TRUST COMPANY, a corporation under the laws of the State of

New York to me known to be the persons described in and who executed the foregoing instrument, and they severally acknowledged before me the execution thereof as such officers, by virtue of due and proper corporate authority in them vested, and that the said instrument is the act and deed of said corporation.

And the said J. M. DOYLE Assistant Secretary as aforesaid, also acknowledged before me that he affixed to said instrument the corporate seal of said corporation, by like authority in him vested.

WITNESS my signature and official seal in the County and State above set forth, this 24th day of September 1963.

John L. Bervar
Notary Public.

My commission Expires

JOHN L. BERVAR
Notary Public, State of New York
No. 41-6303890
Qualified in Queens County
Cert. filed with New York County
Term expires March 30, 1964



FLORIDA FORM

STATE OF NEW YORK
COUNTY OF NEW YORK

I hereby certify that on this day before me, an officer duly authorized to take acknowledgments in the State and County above set forth, personally appeared John J. Waltherick and FRED W. GUNDERSDORF

respectively, Assistant Vice-President and Assistant Secretary of UNITED STATES TRUST COMPANY OF NEW YORK

New York, a corporation under the laws of the State of New York, to me known to be the persons described in, and who executed the foregoing instrument, and they severally acknowledged before me the execution thereof as such officers, by virtue of due and proper corporate authority in them vested, and that the said instrument is the act and deed of said corporation.

And the said FRED W. GUNDERSDORF Assistant Secretary as aforesaid, also acknowledged before me that he affixed to said instrument the corporate seal of said corporation, by like authority in him vested.

WITNESS my signature and official seal in the County and State above set forth, this 25th day of September, 1963.

Edward M. McGowan
Notary Public
EDWARD M. MCGOWAN
Notary Public, State of New York
No. 417835128
Qualified in Queens County
Cert. Filed in New York County
Commission Expires March 30, 1964

My commission Expires

RECORDED IN OFFICIAL RECORDS BOOK
OF LAKE COUNTY, FLORIDA
FRANK E. OWENS
CLERK OF CIRCUIT COURT