

5/26/1967

D. R. BOOK 338 PAGE 603

STATE OF FLORIDA
COUNTY OF LAKE

67 7363
Rec. 7.25

THIS INDENTURE, Made this 26th day of May, A. D., 1967, between ATLANTIC COAST LINE RAILROAD COMPANY, a corporation organized and existing under the laws of the State of Virginia, party of the first part; TRIANGLE AUTO PARTS, INC., a corporation organized and existing under the laws of the State of Florida, party of the second part; and UNITED STATES TRUST COMPANY OF NEW YORK, Corporate Trustee under the First (formerly General) Mortgage made by Atlantic Coast Line Railroad Company, dated March 1, 1950, party of the third part;

WITNESSETH: That the said 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 said party of the second part, its successors and assigns, forever, all the estate, right, title, lien, equity, interest, claim and demand which the said party of the first part has in and to that certain strip or parcel of land situate, lying and being near Tavares, County of Lake, State of Florida, and described as follows, to wit:

Beginning at the point of intersection of the east line of Government Lot 12 in Section 27, 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 12, 20 feet, more or less, to a point 30 feet southwardly, measured at right angles, from said center line; thence westwardly, parallel to said center line, 638.5 feet; thence southwardly, at right angles from the preceding course, 20 feet to the south boundary line of said right of way; thence eastwardly, along the south boundary line of said right of way, 638.5 feet to the point of beginning; containing 0.29 of an acre, more or less, and being shown shaded 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 said party of the first 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 said party of the second part, its successors and assigns, forever.

The interest in property hereinabove conveyed is subject to the lien of the First Mortgage of 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 Trustee, party of the third part, joins herein for the purpose of releasing and does hereby release the interest in property hereby conveyed from the lien of said mortgage.

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

THIS INDENTURE FURTHER WITNESSETH: That the said party of the second part, for and in consideration of the conveyance to it of the 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 said party of the second part has in and to that certain strip or parcel of land situate, lying and being near Tavares, County of Lake, State of Florida, and described as follows, to wit:

07 JUL 3 11:31

Beginning at the northeasterly corner of the hereinabove described strip or parcel of land; run thence northwardly, along the east line of said Government Lot 12, 30 feet to the center line of said main track; thence westwardly, along said center line, 638.5 feet; thence southwardly, at right angles from the preceding course, 30 feet to the north boundary line of the hereinabove described strip or parcel of land; thence eastwardly, along the next above mentioned boundary line, 638.5 feet to the point of beginning; containing 0.44 of an acre, more or less, and being shown outlined in red 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 said party of the second 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 first part, its-successors and assigns, forever.

IN WITNESS WHEREOF the said parties hereto have executed these presents in duplicate the day and year first above written.

Signed, sealed and delivered
in the presence of:

W. Smith
E. J. Bell

ATLANTIC COAST LINE RAILROAD COMPANY

By W. Hastings
Vice President

Attest: W. T. Marable
Assistant Secretary

Signed, sealed and delivered
in the presence of:

Gene Smith
Elizabeth C. Smith

TRIANGLE AUTO PARTS, INC.

By Gene Smith
President

Attest: Elizabeth C. Smith
Secretary

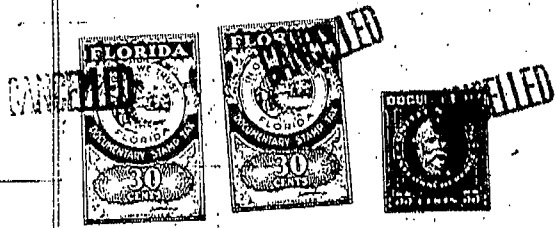
Signed, sealed and delivered
in the presence of:

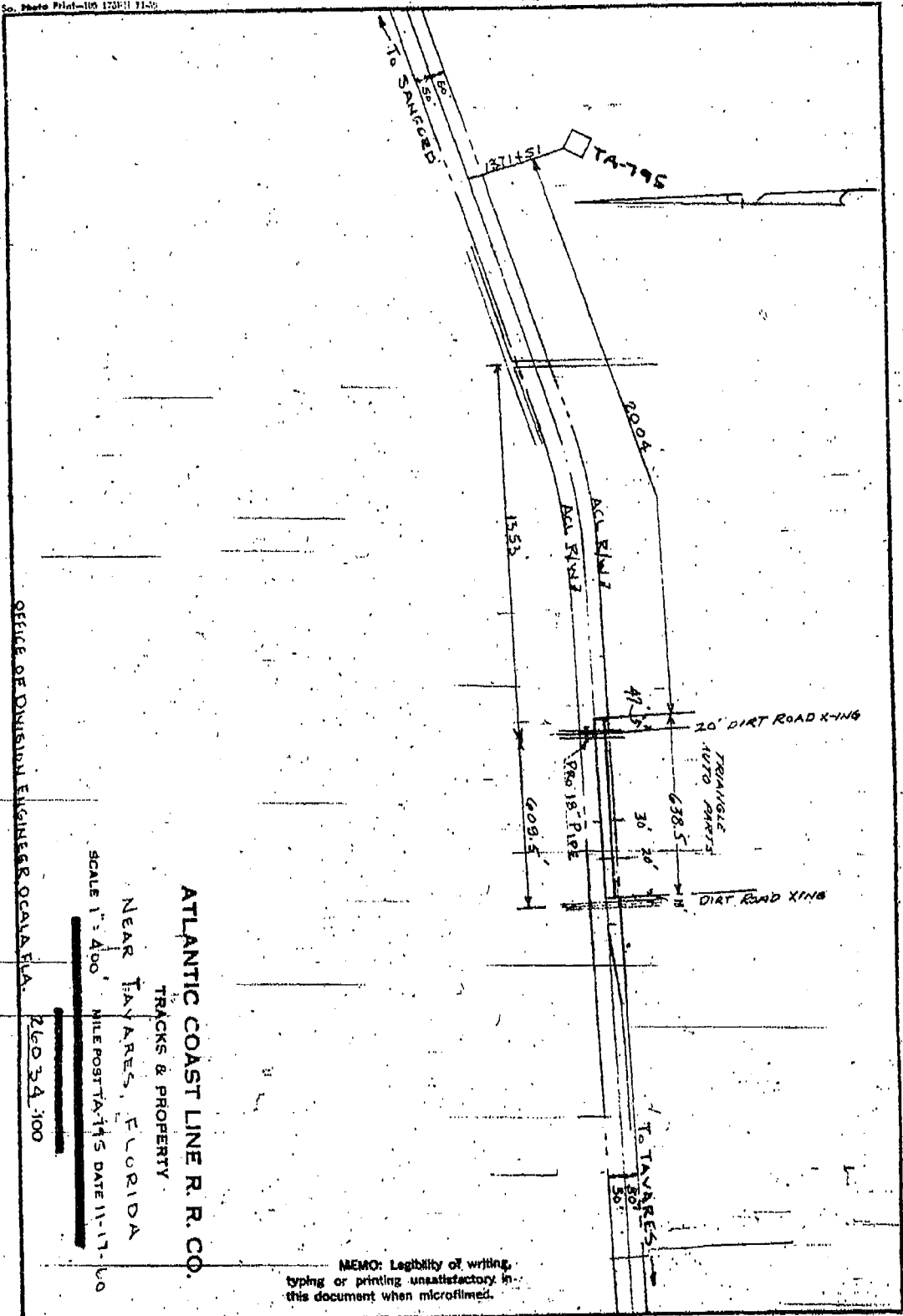
John Jackson
Assistant Vice President

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

By John Jackson
Assistant Vice President

Attest: Assistant Secretary





OFFICE OF DIVISION ENGINEER, OCALA FLA.

ATLANTIC COAST LINE R. R. CO.
 TRACKS & PROPERTY
 NEAR TAVARES, FLORIDA
 SCALE 1" = 400'
 MILEPOST TA-145 DATE 11-17-60
 26034.100

MEMO: Legibility of writing, typing or printing unsatisfactory in this document when microfilmed.

FLORIDA FORM

O. R. BOOK 338 PAGE 606

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 D. C. Hastings and W. T. Marable respectively Vice 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 26th day of May 1967.

John L. Garbade
Notary Public.

My commission Expires
Notary Public, State of Florida at Large
My commission expires Aug. 11, 1968
Bonded by National Surety Corporation



FLORIDA FORM

D.R. BOOK 338 PAGE 607

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 Gene Smith and Elizabeth Smith respectively President and Secretary of

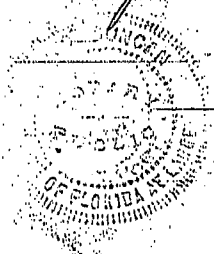
TRIANGLE AUTO PARTS, INC., a corporation under the laws of the State of

Florida, 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 Elizabeth Smith 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 15th day of

May 196 7.



J. J. Duncan
Notary Public.

My commission Expires

Notary Public, State of Florida at Large
My Commission Expires March 24, 1970
Bonded By American Fire & Casualty Co.

FLORIDA FORM

D. R. BOOK 338 PAGE 608

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. Walhovik and MALCOLM J. HOOD

respectively, Asst. Vice President and Assistant Secretary of
UNITED STATES TRUST COMPANY OF 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 MALCOLM J. HOOD, 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 15 day of June 1967.

Irene R. Scocca
Notary Public.

My commission Expires

IRENE R. SCOCCA
NOTARY PUBLIC, STATE OF NEW YORK
No. 41-8885475
Qualified in Queens County
Certificate filed in New York County
Commission Expires March-30, 1968



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