

# Quit Claim Deed

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders.

Made this 12th day of MARCH 2010  
BETWEEN Alex Smith and Gregory Harvey  
whose post office address is: 1744 Brooklyn Avenue Bklyn NY 11218, of the County of  
and State of \_\_\_\_\_, party of the first part,  
and Alex Smith and Gregory Harvey  
whose post office address is: 1744 Brooklyn Ave Bklyn NY 11210, of the County of  
and State of \_\_\_\_\_, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of \_\_\_\_\_ Dollars,  
in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised,  
released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the  
second part all the right, title, interest, claim and demand which the said party of the first part has in and  
to the following described lot(s), piece(s) or parcel(s) of land, situate lying and being in the  
County of Bay State of Florida, to-wit: See Attached.

lot 6, Block K Biltmore Beach first ADDITION  
according to the Plat recorded in plat Book 8,  
page 39, of The Public Records of Bay County  
Florida

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto  
belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the  
said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said  
party of the second part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day  
and year first above written.  
Signed, Sealed and Delivered in Our Presence:

Maxine Winster  
\_\_\_\_\_  
MAXINE WINSTER.  
PLEASE PRINT OR TYPE NAME AS IT APPEARS

David Long  
\_\_\_\_\_  
DAVID LONG.  
PLEASE PRINT OR TYPE NAME AS IT APPEARS

STATE OF NEW YORK

COUNTY OF Kings

DAVID LONG  
Notary Public, State of New York  
No. 01RA6134586  
Qualified in Kings County  
My Commission Expires Sept. 12, 2012

DAVID LONG  
Notary Public, State of New York  
No. 01RA6134586  
Qualified in Kings County  
My Commission Expires Sept. 12, 2012

I HEREBY CERTIFY that I am a Notary Public in and for the State of New York, and that I am duly qualified to perform the duties of my office, and that I have personally known to me or who has produced the identification shown hereon, the person described in and who executed the foregoing instrument, and who, after being duly sworn, says that the execution hereof is his/her free act and deed for the uses and purposes herein mentioned and an oath was/was not (mark one out) taken.

SWORN TO AND SUBSCRIBED before me the undersigned Notary Public by my hand and official seal, the day and year last aforesaid.

☒ To me personally known

☐ Identified by Driver's License

BRUNER-MONGOVEN  
LAND SURVEYING INC.

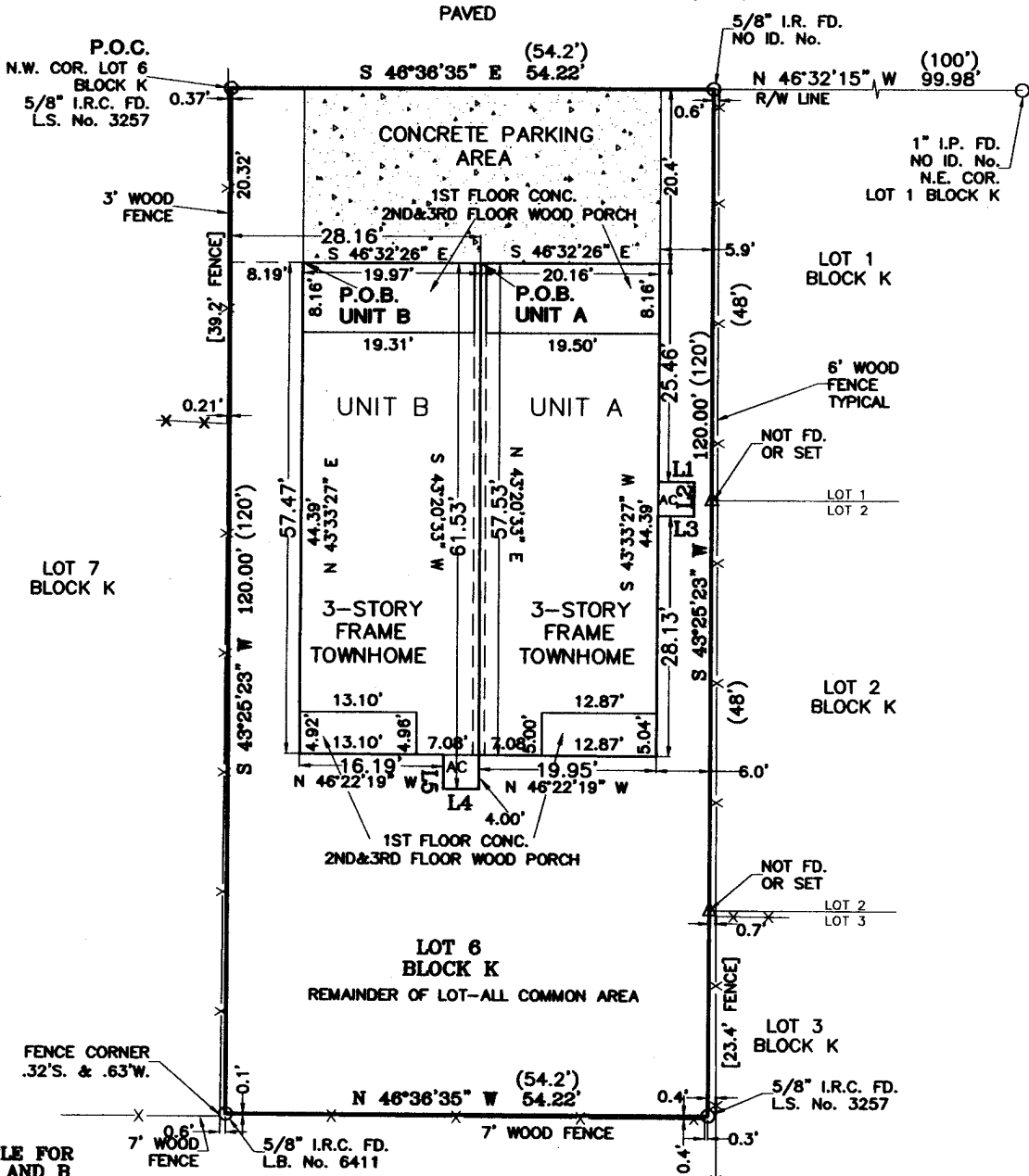
PHONE No. 904-235-2293  
FAX No. 904-234-2607

BOUNDARY SURVEY WITH LOCATION  
OF VISIBLE FIXED IMPROVEMENTS  
AND ADDITIONAL SPECIFIC PURPOSE

SHEET 1 OF 2



SUNSET AVENUE (50' R/W)



LINE TABLE FOR  
UNITS A AND B  
LEGAL DESCRIPTION

LINE	BEARING	DISTANCE
L1	S 46°32'26" E	4.00'
L2	S 43°33'27" W	4.00'
L3	N 46°32'26" W	4.00'
L4	N 46°22'19" W	4.00'
L5	N 43°20'33" E	4.00'

LOT 18  
BLOCK K

DESCRIPTION:

LOT 6, BLOCK K, 1ST ADDITION TO BILTMORE BEACH,  
ACCORDING TO THE PLAT THEREOF AS RECORDED IN  
PLAT BOOK 8, PAGE 39 OF THE PUBLIC RECORDS OF  
BAY COUNTY, FLORIDA.

ORDERED BY: **GREG HARVEY**  
JOB No. **09-03-10** SURVEY DATE: **3/10/10**  
DRAWN BY: **S.R.B.** FIELD BOOK No. **FILE** PAGE No.   
BEARING REFERENCE: **S. R/W LINE OF SUNSET AVENUE**  
**N 42°32'15" W [ASSUMED]**  
ELEVATION REFERENCE: **N/A**

FLOOD ZONE: **"X"** FIRM PANEL No. **12005C0319 H**  
PANEL DATE: **06/03/09** REVISED:

THIS CERTIFIES THAT A SURVEY OF  
THE PROPERTY DESCRIBED HEREIN  
WAS MADE UNDER MY DIRECT SUPER-  
VISION AND THAT THE SURVEY MEETS  
THE MINIMUM TECHNICAL STANDARDS  
FOR LAND SURVEYING IN THE STATE  
OF FLORIDA, SET FORTH BY THE  
BOARD OF PROFESSIONAL LAND  
SURVEYORS IN CHAPTER 5J-17 OF  
THE FLORIDA ADMINISTRATIVE CODE,  
PURSUANT TO SECTION 472.027 OF  
THE FLORIDA STATUTES.

**SAM R. BRUNER**  
FLORIDA LAND SURVEYOR No. 2456  
LICENSED BUSINESS No. 6411  
THIS PLAT IS NOT VALID UNLESS  
SIGNED AND STAMPED WITH SEAL

ABBREVIATIONS THAT MAY APPEAR ON THIS MAP:  
° = DEGREES ' = MINUTES OR FEET " = SECONDS N. = NORTH R/W = RIGHT OF WAY R = RADIUS  
E = EAST S = SOUTH W. = WEST T. = TOWNSHIP RGE. = RANGE P.O.C. = POINT OF COMMENCEMENT  
RES. = RESIDENCE CONC. = CONCRETE I.R. = IRON ROD I.P. = IRON PIPE A = ARC LENGTH  
O.H.U. = OVERHEAD UTILITY LINES A.C. = AIR CONDITIONER P.O.B. = POINT OF BEGINNING  
N.D. = LINE NOT DRAWN TO SCALE G.L.O. = GENERAL LAND OFFICE C = CHORD LENGTH  
D = DELTA ANGLE B = CHORD BEARING L.S. = FL. LAND SURVEYOR L.B. = LISCENSURE BOARD  
( ) = RECORD CALL: OR RECORD CALL WHEN RECORD AND MEASURED ARE DIFFERENT E/P =  
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D.N.R. = DEPARTMENT OF NATURAL RESOURCES D.O.T. = DEPARTMENT OF TRANSPORTATION  
W/ = WITH No. = NUMBER FD = FOUND O.R.B. = OFFICIAL RECORD BOOK  
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I.D. = IDENTIFICATION W/ = WITH W.C. = WITNESS CORNER SEC. = SECTION  
P.R.M. = PERMANENT REFERENCE MONUMENT

NOTES:  
(1) NO UNDERGROUND INSTALLATIONS OF IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT  
AS NOTED ON SKETCH OF SURVEY  
(2) NO TITLE SEARCH HAS BEEN PROVIDED TO NOR PERFORMED BY BRUNER-MONGOVEN  
LAND SURVEYING INC. OR TO THIS SURVEYOR, THERE MAY BE DEEDS OF RECORD,  
UNRECORDED DEEDS, EASEMENTS RIGHTS-OF-WAY, OR OTHER INSTRUMENTS THAT  
MAY AFFECT THE BOUNDARIES OF THE SUBJECT PROPERTY.  
(3) FLOOD ZONE OF SUBJECT PROPERTY HAS BEEN DERIVED BY SCALING IT'S  
POSITION ON THE FLOOD INSURANCE RATE MAP NOTED ABOVE.  
(4) IN SOME INSTANCES IT IS NECESSARY TO EXAGGERATE THE LOCATION OF SOME  
FIXTURES SUCH AS FENCES, ADDITIONAL PROPERTY CORNERS FOUND, ETC. IN ORDER  
TO MORE CLEARLY REPRESENT THE AFOREMENTIONED ITEMS.  
(5) THERE MAY ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS PLAT, THAT MAY BE  
RECORDED IN THE PUBLIC RECORDS OF THE PARTICULAR COUNTY THAT THE SUBJECT  
PROPERTY IS SITUATED IN.

P.O. DRAWER 14212  
7603 McELVEY ROAD  
PANAMA CITY BEACH, FL. 32408

BRUNER-MONGOVEN  
LAND SURVEYING INC.

PHONE No. 904-235-2293  
FAX No. 904-234-2607

BOUNDARY SURVEY WITH LOCATION  
OF VISIBLE FIXED IMPROVEMENTS  
AND ADDITIONAL SPECIFIC PURPOSE

SHEET 2 OF 2

DESCRIPTION: UNIT A

FOR A POINT OF BEGINNING, COMMENCE AT A 5/8" CAPPED IRON ROD STAMPED L.S. No. 3257 MARKING THE NORTHWEST CORNER OF LOT 6, BLOCK K, 1ST ADDITION TO BILTMORE BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 39 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE SOUTH 43 DEGREES 25 MINUTES 23 SECONDS WEST ALONG THE COMMON LINE OF LOT 6 AND 7 OF SAID BLOCK K FOR A DISTANCE OF 20.32 FEET; THENCE LEAVING SAID COMMON LOT LINE, SOUTH 46 DEGREES 32 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 28.16 FEET TO A POINT ON THE CENTER OF A COMMON WALL AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 46 DEGREES 32 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 20.16 FEET TO THE NORTHEAST CORNER OF THE BUILDING; THENCE SOUTH 43 DEGREES 33 MINUTES 27 SECONDS WEST ALONG THE FACE OF THE BUILDING FOR A DISTANCE OF 25.46 FEET; THENCE LEAVING SAID BUILDING FACE, SOUTH 46 DEGREES 32 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 4.00 FEET; THENCE SOUTH 43 DEGREES 33 MINUTES 27 SECONDS WEST ALONG SAID FACE OF BUILDING FOR A DISTANCE OF 28.13 FEET TO THE SOUTHEAST CORNER OF SAID BUILDING; THENCE NORTH 46 DEGREES 22 MINUTES 19 SECONDS WEST ALONG THE SOUTH SIDE OF SAID BUILDING FOR A DISTANCE OF 19.95 FEET TO A POINT IN A COMMON WALL LINE; THENCE NORTH 43 DEGREES 20 MINUTES 33 SECONDS EAST ALONG COMMON WALL LINE FOR A DISTANCE OF 57.53 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: UNIT B

FOR A POINT OF BEGINNING, COMMENCE AT A 5/8" CAPPED IRON ROD STAMPED L.S. No. 3257 MARKING THE NORTHWEST CORNER OF LOT 6, BLOCK K, 1ST ADDITION TO BILTMORE BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 39 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE SOUTH 43 DEGREES 25 MINUTES 23 SECONDS WEST ALONG THE COMMON LINE OF LOT 6 AND 7 OF SAID BLOCK K FOR A DISTANCE OF 20.32 FEET; THENCE LEAVING SAID COMMON LOT LINE, SOUTH 46 DEGREES 32 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 8.19 FEET TO NORTHWEST CORNER OF THE BUILDING AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 46 DEGREES 32 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 19.97 FEET TO A POINT IN THE CENTER OF A COMMON WALL LINE; THENCE SOUTH 43 DEGREES 20 MINUTES 33 SECONDS WEST ALONG THE COMMON WALL LINE AND THE EXTENSION THEREOF, FOR A DISTANCE OF 61.53 FEET; THENCE NORTH 46 DEGREES 22 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 4.00 FEET; THENCE NORTH 43 DEGREES 20 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 4.00 FEET TO THE SOUTH SIDE OF THE BUILDING; THENCE NORTH 46 DEGREES 22 MINUTES 19 SECONDS WEST ALONG SAID SOUTH SIDE OF THE BUILDING FOR A DISTANCE OF 16.19 FEET TO THE SOUTHWEST CORNER OF SAID BUILDING; THENCE NORTH 43 DEGREES 33 MINUTES 27 SECONDS EAST ALONG THE WEST FACE OF SAID BUILDING FOR A DISTANCE OF 57.47 FEET TO THE POINT OF BEGINNING.

COMMON AREA:

LOT 6, BLOCK K, 1ST ADDITION TO BILTMORE BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 39 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA, LESS AND EXCEPT COMBINED UNITS A AND B.

FOR A POINT OF BEGINNING, COMMENCE AT A 5/8" CAPPED IRON ROD STAMPED L.S. No. 3257 MARKING THE NORTHWEST CORNER OF LOT 6, BLOCK K, 1ST ADDITION TO BILTMORE BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 39 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE SOUTH 43 DEGREES 25 MINUTES 23 SECONDS WEST ALONG THE COMMON LINE OF LOT 6 AND 7 OF SAID BLOCK K FOR A DISTANCE OF 20.32 FEET; THENCE LEAVING SAID COMMON LOT LINE, SOUTH 46 DEGREES 32 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 8.19 FEET TO NORTHWEST CORNER OF THE BUILDING AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 46 DEGREES 32 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 40.13 FEET TO THE NORTHEAST CORNER OF THE BUILDING; THENCE SOUTH 43 DEGREES 33 MINUTES 27 SECONDS WEST ALONG THE FACE OF THE BUILDING FOR A DISTANCE OF 25.46 FEET; THENCE LEAVING SAID BUILDING FACE, SOUTH 46 DEGREES 32 MINUTES 26 SECONDS EAST A DISTANCE OF 4.00 FEET; THENCE SOUTH 43 DEGREES 33 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 4.00 FEET TO THE FACE OF SAID BUILDING; THENCE SOUTH 43 DEGREES 33 MINUTES 27 SECONDS WEST ALONG SAID BUILDING FACE FOR A DISTANCE OF 28.13 FEET TO THE SOUTHEAST CORNER OF SAID BUILDING; THENCE NORTH 46 DEGREES 22 MINUTES 19 SECONDS WEST ALONG THE SOUTH SIDE OF SAID BUILDING A DISTANCE OF 19.95 FEET TO A POINT IN THE AFOREMENTIONED COMMON WALL LINE; THENCE SOUTH 43 DEGREES 20 MINUTES 33 SECONDS WEST ALONG THE EXTENSION OF SAID COMMON WALL LINE FOR A DISTANCE OF 4.00 FEET; THENCE NORTH 46 DEGREES 22 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 4.00 FEET; THENCE NORTH 43 DEGREES 20 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 4.00 FEET TO THE SOUTH SIDE OF THE BUILDING; THENCE NORTH 46 DEGREES 22 MINUTES 19 SECONDS WEST ALONG SAID BUILDING FOR A DISTANCE OF 16.19 FEET TO THE SOUTHWEST CORNER OF SAID BUILDING; THENCE NORTH 43 DEGREES 33 MINUTES 27 SECONDS EAST ALONG THE WEST LINE OF SAID BUILDING FOR A DISTANCE OF 57.47 FEET TO THE POINT OF BEGINNING.

ORDERED BY: GREG HARVEY  
JOB No. 09-03-10 SURVEY DATE: 3/10/10  
DRAWN BY: S.R.B. FIELD BOOK No. FILE PAGE No. 1  
BEARING REFERENCE: S. R/W LINE OF SUNSET AVENUE  
N 42°32'15" W [ASSUMED]  
ELEVATION REFERENCE: N/A  
FLOOD ZONE: "X" FIRM PANEL No. 12005C0319 H  
PANEL DATE: 06/03/09 REVISED: 05/11/10  
THIS CERTIFIES THAT A SURVEY OF THE PROPERTY DESCRIBED HEREIN WAS MADE UNDER MY DIRECT SUPERVISION AND THAT THE SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.  
SAV R. BRUNER  
FLORIDA LAND SURVEYOR No. 2456  
LICENSED BUSINESS No. 6411  
THIS PLAT IS NOT VALID UNLESS  
SIGNED AND STAMPED WITH SEAL

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