

THIS INSTRUMENT PREPARED BY:  
BRIAN D. LEEBRICK, ESQ.  
BARRON & REDDING, P.A.  
220 MCKENZIE AVENUE  
PANAMA CITY, FLORIDA, 32401  
(850) 785-7454

RE# 14934-000-000 (cutout)

**QUIT CLAIM DEED**  
(Partition Deed)

THIS QUIT CLAIM DEED is made this 6<sup>th</sup> day of Aug., 2014, between **J & K Stewart Properties, LLC, a Florida limited liability company**, the principal place of business of which is 1511 Michigan Avenue, Panama City, FL 32401, and **Tool Time Portable Buildings and Storage Sheds, Inc., a Florida corporation**, the principal place of business of which is 3822-A E. 15th Street, Panama City, FL 32404.

RECITALS:

A. The parties each own a one half, fee simple interest in the real property situated in the City of Panama City, County of Bay, State of Florida, particularly described as follows:

Beginning at a point which is 40 feet North of the SW corner of the East ½ of the NE 1/4 of the NE 1/4 of the NW 1/4 of Section 1, Township 4 South, Range 14 West, said point being on the North R/W line of Florida State Road No. 22A; thence run N00°05'E along the West line of the East ½ of the NE 1/4 of the NE 1/4 of the NW 1/4, a distance of 606.6 feet to the South R/W line of U.S. Highway No. 98; thence run S89°24'E along the South R/W line of U.S. Highway No. 98, a distance of 423.3 feet; thence run S03°23'W, a distance of 609.5 feet to a point on the North R/W line of State Road No. 22A projected; thence run N89°05'W along the North R/W line of State Road No. 22A, a distance of 388.4 feet to the Point of Beginning.

(Parcel #14934-000-000)

B. The parties have agreed on a partition of such real property so that the interest of each party will in the future be held and owned separately.

In consideration of the grant and conveyance to J & K Stewart Properties, LLC, by Tool Time Portable Buildings and Storage Sheds, Inc., and in further consideration of \$10.00, receipt of which is acknowledged, Tool Time Portable Buildings and Storage Sheds, Inc., grants and conveys to **J & K Stewart Properties, LLC**, its successors and assigns, all the right title and interest of Tool Time Portable Buildings and Storage Sheds, Inc., in and to the real properties described as follows (Parcel 1):

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST HALF, OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA; THENCE RUN NORTH 00°41'15" EAST ALONG THE WEST LINE OF THE EAST HALF, OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 40.00 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 22A (EAST 14TH STREET); THENCE CONTINUE NORTH 00°41'15" EAST, ALONG SAID WEST LINE, FOR A DISTANCE OF 352.79 FEET THENCE NORTH 87°05'02" EAST, FOR A DISTANCE OF 335.62 FEET; THENCE NORTH 03°59'15" EAST, FOR A DISTANCE OF 224.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 98 (STATE ROAD NO. 30A); THENCE EASTERLY, ALONG SAID SOUTH RIGHT OF WAY LINE FOR THE FOLLOWING COURSES: SOUTH 88°45'49" EAST, FOR A DISTANCE OF 39.04 FEET; THENCE NORTH 02°51'57" EAST, FOR A DISTANCE OF 8.64 FEET; THENCE SOUTH 88°44'08" EAST, FOR A DISTANCE OF 36.21 FEET, TO THE EAST LINE OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3571, PAGE 2244 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE SOUTH 03°59'15" WEST, ALONG SAID EAST LINE, FOR A DISTANCE OF 611.23 FEET, TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD 22A; THENCE NORTH 88°36'11" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, FOR A DISTANCE OF 388.27 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN AND BEING A PORTION OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA. CONTAINING 3.7598 ACRES, MORE OR LESS.

To have a to hold the above-described property, together with the tenements, heritable property and appurtenances to such property.

In consideration of the grant and conveyance to J & K Stewart Properties, LLC, by Tool Time Portable Buildings and Storage Sheds, Inc., J & K Stewart Properties, LLC, grants and conveys to **Tool Time Portable Buildings and Storage Sheds, Inc.**, its successors and assigns, all the right, title and interest of J & K Stewart Properties, LLC, in and to the real property described as follows (Parcel 2):

Beginning at a point which is 40 feet North of the SW corner of the East ½ of the NE 1/4 of the NE 1/4 of the NW 1/4 of Section 1, Township 4 South, Range 14 West, said point being on the North R/W line of Florida State Road No. 22A; thence run N00°05'E along the West line of the East ½ of the NE 1/4 of the NE 1/4 of the NW 1/4, a distance of 606.6 feet to the South R/W line of U.S. Highway No. 98; thence run S89°24'E along the South R/W line of U.S. Highway No. 98, a distance of 423.3 feet; thence run S03°23'W, a distance of 609.5 feet to a point on the North R/W line of State Road No. 22A projected; thence run N89°05'W along the North R/W line of State Road No. 22A, a distance of 388.4 feet to the Point of Beginning.

LESS AND EXCEPT:

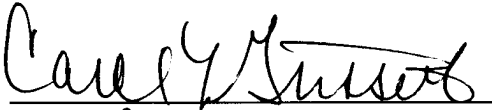
COMMENCE AT THE SOUTHWEST CORNER OF THE EAST HALF, OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY,

FLORIDA; THENCE RUN NORTH 00°41'15" EAST ALONG THE WEST LINE OF THE EAST HALF, OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 40.00 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 22A (EAST 14TH STREET); THENCE CONTINUE NORTH 00°41'15" EAST, ALONG SAID WEST LINE, FOR A DISTANCE OF 352.79 FEET THENCE NORTH 87°05'02" EAST, FOR A DISTANCE OF 335.62 FEET; THENCE NORTH 03°59'15" EAST, FOR A DISTANCE OF 224.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 98 (STATE ROAD NO. 30A); THENCE EASTERLY, ALONG SAID SOUTH RIGHT OF WAY LINE FOR THE FOLLOWING COURSES: SOUTH 88°45'49" EAST, FOR A DISTANCE OF 39.04 FEET; THENCE NORTH 02°51'57" EAST, FOR A DISTANCE OF 8.64 FEET; THENCE SOUTH 88°44'08" EAST, FOR A DISTANCE OF 36.21 FEET, TO THE EAST LINE OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3571, PAGE 2244 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE SOUTH 03°59'15" WEST, ALONG SAID EAST LINE, FOR A DISTANCE OF 611.23 FEET, TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD 22A; THENCE NORTH 88°36'11" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, FOR A DISTANCE OF 388.27 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN AND BEING A PORTION OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA. CONTAINING 3.7598 ACRES, MORE OR LESS.

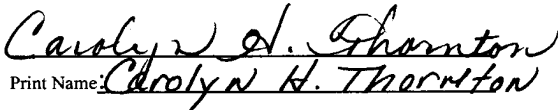
To have a to hold the above-described property, together with the tenements, heritable property and appurtenances to such property.

IN WITNESS WHEREOF, the parties have caused this deed to be executed by its duly authorized officer on the day and year first above written.

Signed, sealed & delivered  
in the presence of:



Print Name: Carol L. Grissett

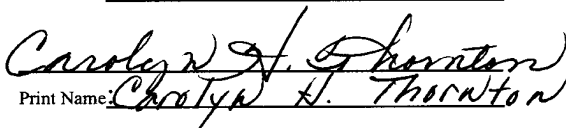


Print Name: Carolyn H. Thornton

Signed, sealed & delivered  
in the presence of:

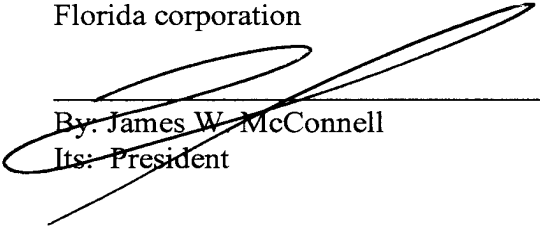


Print Name: CAROL L. GRISSETT




Print Name: Carolyn H. Thornton

TOOL TIME PORTABLE BUILDINGS  
AND STORAGE SHEDS, INC., a  
Florida corporation



By: James W. McConnell  
Its: President

J & K STEWART PROPERTIES, LLC,  
a Florida limited liability company

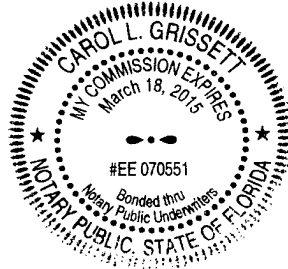


By: Jack Stewart  
Its: Managing Member

STATE OF FLORIDA  
COUNTY OF BAY

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of Aug, 2014, by James W. McConnell, who is known personally known to me be the person described in and who executed the foregoing instrument as President of Tool Time Portable Buildings and Storage Sheds, Inc., a corporation organized under the laws of the State of Florida. He has acknowledged before me that he executed the foregoing instrument as such officer in the name and on behalf of the corporation.

(SEAL)



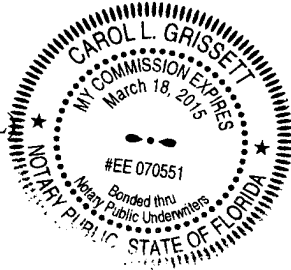
Carol L. Grissett  
CAROL L. GRISSETT  
(Print Name)

Notary Public  
Commission # \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF BAY

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of Aug, 2014, by Jack Stewart, who is known personally known to me be the person described in and who executed the foregoing instrument as Managing Member of J & K Stewart Properties, LLC, a limited liability company organized under the laws of the State of Florida. He has acknowledged before me that he executed the foregoing instrument as such officer in the name and on behalf of the company.

(SEAL)



Carol L. Grissett  
CAROL L. GRISSETT  
(Print Name)

Notary Public  
Commission # \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**NOTE: This deed was prepared using information obtained from the public records and not prepared in connection with the issuance of title insurance.**

Value Parcel 1: \$373,000.00  
Value Parcel 2: \$484,000.00  
Taxable consideration: \$111,000.00