

Return to and prepared by:
W. Gary Yeldell, Esq.
PO Box 189
Keystone Heights, FL 32656

Quit Claim Deed

THIS QUIT CLAIM DEED made the 13th day of November, 2018, by:

Kingswood Baptist Church, Inc., a Florida nonprofit corporation
whose address is: **9206 Kingswood Road**
Southport, Florida 32409
hereinafter called the *Grantor*, to

Hiland Park Baptist Church, Inc., a Florida nonprofit corporation
whose address is: **2611 Highway 231**
Panama City, FL 32405
hereinafter called the *Grantee*:

WITNESSETH: That the *Grantor*, for and in consideration of: 1) the Grantee's promise and obligation to satisfy the terms of the Memorandum of Understanding executed by both parties hereto on this date, and 2) other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the *Grantee* all that certain land, real-property and related appurtenances situated in Duval County, State of Florida *viz*:

Commence at the Northeast Corner of Northeast Quarter of Section 14, Township 2 South, Range 14 West; thence S 00° 58' 55" W, 50 feet; thence N 89° 16' 49" W, 1766.84 feet; thence S 01° 02' 01" W, 1917 feet to the Point of Beginning of this description; thence continue S 01° 02' 01" W, 213 feet; thence N 89° 16' 49" W, 410 feet; thence N 01° 02' 01" E, 213 feet; thence S 89° 16' 49" E, 410 feet to the Point of Beginning.

The Conveyance set forth herein is expressly subject to the following restrictive covenant:

Hiland Park Baptist Church, Inc. (the "Church") is to have and to hold said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Church, a non-profit corporation, its successors and assigns, forever, even though they may be a minority of the Church, who adhere to, maintain and propagate the doctrines, faith and practices of Southern Baptist churches. Failure or refusal of the membership of said church, even though they be a majority, to adhere to, maintain and propagate the doctrines, faith and practices of Southern Baptist churches, shall constitute such a deviation from the accepted usages, practices and beliefs of Baptists, that said majority shall no longer constitute the true congregation of said church. In such an event, the title to the property hereinabove described—including all buildings, fixtures and/or appurtenances thereto which do not pre-date this deed—shall automatically vest in, and be held for, the use and benefit of the minority who do adhere to, maintain and propagate the doctrines, faith and practices of Southern Baptist churches. In the event the entire membership of the Church should fail or refuse to follow (or

should renounce) the doctrines, faith and practices of members of Baptist churches as set forth above, then the title to the above described property shall automatically revert to and become vested in the North American Mission Board of the Southern Baptist Convention. Likewise, should the Church dissolve, or seek to sell the subject property to, or merge with another church that does not cooperate with the Florida and/or Southern Baptist Convention, title to the above described property shall automatically revert to and become vested in the North American Mission Board of the Southern Baptist Convention or its successor. Should there be any disagreement as to whether this covenant has been triggered, the issue shall be resolved via mediation and, if necessary, binding arbitration (such arbitration conducted in accordance with the rules promulgated by Peacemakers Ministries).

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple (subject to the foregoing restrictive covenant provision) forever.

IN WITNESS WHEREOF, the said **Grantor** has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

Kingswood Baptist Church, Inc.
a Florida nonprofit corporation

John M. Turner
Witness:

By: Bonnie E. Webb

John M. Turner
Printed Name

Title: Trustee Chairman

Carl Fendren
Witness:

Date: 11/13/18

Carl Fendren
Printed Name

STATE OF FLORIDA

COUNTY OF BAY

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared, Bonnie E. Webb,
_____ of the **Kingswood Baptist Church, Inc., Inc** the corporation in whose name the foregoing instrument was executed, and that he acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that he or she [] is personally known to me; [] produced _____,
_____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 13 day of November, 2018.

Notary Public: Laurie G Wells

Printed Name: LAURIE G WELLS

