

Prepared by and return to:

✓  
**R** Deborah Bell Flowers  
P.O. Box 873609  
Vancouver, WA 98687-3609

**QUIT-CLAIM DEED**

**STATE OF FLORIDA**

**KNOW ALL MEN BY THESE PRESENTS**

**COUNTY OF LEVY**

That I, JAMES EDWARD FLOWERS, of 3643 Stresa Lane, Grand Prairie, Texas, in consideration of TEN AND NO/100 (\$10.00) and good and other valuable consideration to me in hand paid by DEBORAH ANN FLOWERS of 11301 NE 7<sup>th</sup> St., Apt. E9, Vancouver, Washington, of which I hereby acknowledge the receipt of, HAVE QUITCLAIMED and DO QUITCLAIM unto DEBORAH ANN BELL FLOWERS, her heirs and assigns, and WILLIE JAMES HUMPHREY and wife, SNOWIE HUMPHREY of 3705 Canton St., Cocoa, Florida, his and her heirs and assigns, all my interest in and right and title to that certain tract or parcel of land located in Raleigh, Florida, Levy County, described as follows:

A parcel of land in Section 10, Township 12 South, Range 18 East, inside the Arredondo Grant, Levy County, Florida, being a portion of that property described in Deed Book I, page 522, and being more particularly described as follows:

For a Point of Reference, commence at the SE corner of Section 10, Township 12 South, Range 18 East, inside Arredondo Grant, Levy County, Florida; thence N 00°38'21" E, along East line of said Section 10, a distance of 1528.73 feet to SE corner of that property described in Deed Book I, page 522; thence continue N 00°38'21" E, along said East line of Section 10, also being the East line of last said property, 615.77 feet to the NE corner of that property described in Deed Book K, page 84, and the Point of Beginning; thence N 89°36'21" W, along the North line of said property described in Deed Book K, page 84, a distance of 1396.98 feet, to the intended SE corner of that 5 acre parcel described in Official Records Book 598, page 162; thence N 00°00'05" W, 466.69 feet, to the intended NE corner of said 5 acre parcel; then 89°36'21" W, 466.69 feet, to the intended NW corner of said 5 acre parcel also being a point on the West line of the Arredondo Grant; thence N 00°00'05" W, along said West line, 99.39 feet, to the SW corner of that one acre parcel described in Deed Book M, page 259, being a point that lies 210.00 feet South of the NW corner of said property described in Deed Book I, page 522; thence S 89°43'35" E, 210.00 feet, to the SE corner of said one acre parcel; thence N 00°00'05" W, 210.00 feet, to the NE corner of said one acre parcel, also being on the North line of said property described in Deed Book I, page 522; thence S 89°43'35" E, along said North line, 1662.37 feet, to the NE corner of said property described in Deed Book I, page 522; thence 00°38'21" W, along East line of last said property, 708.01 feet, to close on the Point of Beginning. All said real property (27.35 acres) being in the County of Levy, State of Florida. Physical address: One 166<sup>th</sup> Avenue.

## GRANTEE'S ADDRESS:

TO HAVE AND TO HOLD the said real property, with all and singular the rights, privileges and appurtenances thereto in any manner belonging unto the said DEBORAH ANN FLOWERS, her assigns and heirs forever, and said WILLIE JAMES HUMPHREY and wife, SNOWIE HUMPHREY, his and her assigns and heirs, forever so that neither I, nor my heirs, nor any persons claiming under me shall, at any time after this date, have, claim, or demand any rights in or title to the aforescribed real property or appurtenances, or any part thereof.

WITNESS my hand at 1111 West Bardin Road, Arlington County, Texas on July 28, 2009.

James E. Flowers  
JAMES E. FLOWERS

Bruce Reneau  
WITNESS (PRINT NAME)  
LARRY HILL  
WITNESS (PRINT NAME)

Bruce Reneau  
WITNESS SIGNATURE  
Larry Hill  
WITNESS SIGNATURE

STATE OF TEXAS

COUNTY OF TARRANT

**AFFIDAVIT**

BEFORE ME, the undersigned Notary Public, in and for said County and State,  
on this day personally appeared JAMES EDWARD FLOWERS, known to me, to be the  
person whose name is subscribed to the foregoing instrument, and acknowledged to me  
that he/she executed the same for the purposes and consideration therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME by

*James Flowers on 28th of July 2009*, to certify which  
witness my hand and official seal.

Notary Public:

*Jane Bentley*

