

This instrument prepared by and return to:  
James L. Case, Esquire  
JAMES L. CASE, P.A.  
2810 East Oakland Park Boulevard, Suite 102  
Fort Lauderdale, Florida 33306  
Telephone: (954)563-1000

INSTR # 100068634  
OR BK 30237 PG 0564  
RECORDED 02/07/2000 09:07 AM  
COMMISSION  
BROWARD COUNTY  
DOC STMP-D 0.70  
DEPUTY CLERK 1033

### QUIT CLAIM DEED

THIS QUIT CLAIM DEED, is executed this 27 day of January, 2000, by **MATTHEW D. CARONE and MOLLY JO ANN CARONE**, his wife, whose Post Office Address is 600 Southeast Second Court, Fort Lauderdale, Florida 33301-3621 first party, to **MATTHEW D. CARONE, TRUSTEE of the MOLLY JO ANN CARONE TRUST established January 26, 2000**, whose post office address is 600 Southeast Second Court, Fort Lauderdale, Florida 33301-3621, second party;

**WITNESSETH**, that the said first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title and interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land situate, lying and being in the County of Broward, State of Florida, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.**

Folio Nos: 0211-13-0060 and 0211-13-0070

**N.B. BY EXECUTION HEREOF, THE PARTIES HERETO REPRESENT THAT THIS PROPERTY IS NOT NOW, NOR HAS IT EVER BEEN THEIR HOMESTEAD PROPERTY.**

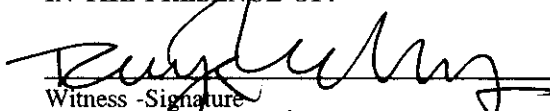

**N.B. THE TRUSTEE AND/OR HIS SUCCESSORS SHALL HAVE THE INDEPENDENT POWER AND AUTHORITY TO PROTECT CONSERVE AND TO SELL, LEASE, ENCUMBER OR OTHERWISE MANAGE AND DISPOSE OF THE REAL PROPERTY CONVEYED BY THIS DEED. THE TRUSTEE IS HEREBY APPOINTED AS THE ATTORNEY-IN-FACT FOR THE GRANTORS TO CARRY OUT THE INTENT, WHICH APPOINTMENT SHALL BE DURABLE AND SHALL NOT BE AFFECTED BY THE INCAPACITY OF EITHER OF THE GRANTORS.**

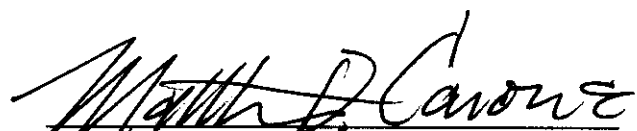
**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity to the only proper use, benefit and behoof of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

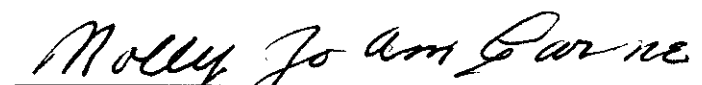
Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives and assigns of individuals and the successors and assigns of corporations, wherever the context so admits or requires.

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

**SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:**

  
Witness -Signature  
Witness Printed Name: Tanya Mazursky  
  
Witness -Signature  
Witness Printed Name: Daniel Mazursky

  
MATTHEW D. CARONE

  
MOLLY JO ANN CARONE

STATE OF MASSACHUSETTS  
COUNTY OF Berkshire

The foregoing Quit Claim Deed was acknowledged before me this 27<sup>th</sup> day of January, 2000, by MATTHEW D. CARONE and MOLLY JO ANN CARONE, his wife, who        are personally known to me, or who        produced drivers license as identification.

Janet Ruth Fiske  
NOTARY PUBLIC  
Print Name: JANET RUTH FISKE

MY COMMISSION EXPIRES:

**JANET RUTH FISKE**  
**My commission expires Aug. 28, 2003**

NOTE: Either part or all of this document submitted for recording is not clear and/or legible at time of recording for imaging purposes

OR BK 50237 PG 0365

EXHIBIT "A"

Parcel 1

Lot 10 in Block "B", of EIXENWATER ADDITION, according to the Plat thereof recorded in Plat Book 2, Page 73, of the Public Records of Dade County, Florida, less the following described parcel of land:  
Beginning at a point being 12 feet East of the Northwest corner of Lot 10, Block "B", of EIXENWATER ADDITION, according to the plat thereof, recorded in Plat Book 2, Page 73, of the Public Records of Dade County, Florida; thence Southerly and parallel to the West boundary line of said lot for a distance of 5 feet to a point; thence Westerly and Southwesterly along an arc of a circle having a 12 foot radius for a distance of 18.84 feet to a point on the West boundary line of said Lot 10; thence Northerly and along the West boundary line of said Lot 10 for a distance of 17 feet to the Northwest corner of said lot; thence Easterly along the North boundary line of said Lot 10 for a distance of 12 feet to the Point of Beginning.

Parcel 2

Lot 11 of Block "B" of EIXENWATER ADDITION to the Town of Fort Lauderdale, according to the plat thereof recorded in Plat Book 1, Page 123, of the Public Records of Dade County, Florida, and as amended by plat of said Block "B" recorded in Plat Book 2, Page 73, of the Public Records of Dade County, Florida, said land situate, lying and being in Broward County, Florida, together with all improvements situate thereon.