

This instrument was prepared by and return to:  
Calvin M. Moghadam  
5402 New Abbey Lane  
Milton, FL 32583

PARCEL I.D.: 24-2N-30-0000-00118-0000

**QUIT CLAIM DEED**

STATE OF FLORIDA  
COUNTY OF SANTA ROSA

KNOW-ALL MEN BY THESE PRESENTS, That **MORTGAGE TRUST, INC.**, a Florida Corporation, Grantor, for and in consideration of the sum of (\$10.00) TEN AND NO/100 DOLLARS, the receipt whereof is hereby acknowledged, do remise, release, and quit claim unto **MORTGAGE TRUST, INC.**, a Florida Corporation, whose address is 5402 New Abbey Lane, Milton, Florida 32583, Grantee, Grantee's heirs, executors, administrators and assigns, forever, the following described property, situated in the County of Santa Rosa, State of Florida, to-wit:

**SEE ATTACHED LEGAL DESCRIPTION**

**SAID REAL PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF GRANTOR.**

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15<sup>th</sup> day of November, 2013, A.D.

Signed, Sealed and Delivered  
in the presence of:

Sign: Angela E Bonds  
Print: Angela E. Bonds

Sign: Dory Bruner  
Print: Dory Bruner

MORTGAGE TRUST, INC., a  
Florida Corporation

By: Calvin M. Moghadam (SEAL)  
Print: CALVIN M. MOGHADAM  
Its: President

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of November, 2013, by CALVIN M. MOGHADAM, as President of Mortgage Trust, Inc., a Florida Corporation, who is personally known to me ~~or who produced~~ as identification.

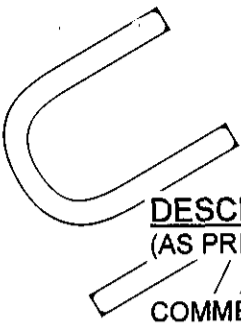
Sign: Angela E Bonds  
Print: \_\_\_\_\_

NOTARY PUBLIC - STATE OF FL  
My Commission Expires: 11/15/2017  
My Commission Number: 11111111



ANGELA E. BONDS  
MY COMMISSION # FF 032581  
EXPIRES: October 30, 2017  
Bonded Thru Budget Notary Services

EXHIBIT "A"

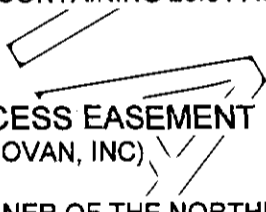


**DESCRIPTION - LOT 5 (THE EASTERLY ONE-HALF)**  
(AS PREPARED BY BASKERVILLE-DONOVAN, INC.)

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 30 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE PROCEED NORTH 88 DEGREES 44 MINUTES 01 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 24 FOR A DISTANCE OF 1337.30 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF SAID NORTHEAST QUARTER; THENCE PROCEED NORTH 48 DEGREES 22 MINUTES 55 SECONDS WEST A DISTANCE OF 66.54 FEET TO A POINT ON THE CENTERLINE OF A 40 FOOT WIDE INGRESS EGRESS ACCESS EASEMENT; SAID POINT BEING ON A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 304.00 FEET, A CENTRAL ANGLE OF 43 DEGREES 38 MINUTES 32 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 40 DEGREES 11 MINUTES 31 SECONDS EAST, 226.00 FEET; THENCE PROCEED NORTHEASTERLY ALONG THE ARC OF SAID CURVED CENTERLINE A DISTANCE OF 231.56 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 4986.00 FEET, A CENTRAL ANGLE OF 09 DEGREES 57 MINUTES 07 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 70 DEGREES 04 MINUTES 13 SECONDS EAST, 864.96 FEET; THENCE PROCEED EASTERLY ALONG THE ARC OF SAID CURVED CENTERLINE A DISTANCE OF 866.05 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 4986.00 FEET, A CENTRAL ANGLE OF 04 DEGREES 10 MINUTES 06 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 77 DEGREES 07 MINUTES 50 SECONDS EAST, 362.67 FEET; THENCE PROCEED EASTERLY ALONG THE ARC OF SAID CURVED CENTERLINE A DISTANCE OF 362.75 FEET; THENCE DEPARTING SAID CENTERLINE, PROCEED NORTH 03 DEGREES 11 MINUTES 32 SECONDS WEST A DISTANCE OF 1677.54 FEET; THENCE PROCEED SOUTH 87 DEGREES 15 MINUTES 40 SECONDS WEST A DISTANCE OF 334.66 FEET; THENCE PROCEED SOUTH 42 DEGREES 53 MINUTES 20 SECONDS WEST A DISTANCE OF 453.84 FEET; THENCE PROCEED SOUTH 15 DEGREES 13 MINUTES 34 SECONDS EAST A DISTANCE OF 1458.39 FEET TO THE POINT OF BEGINNING.

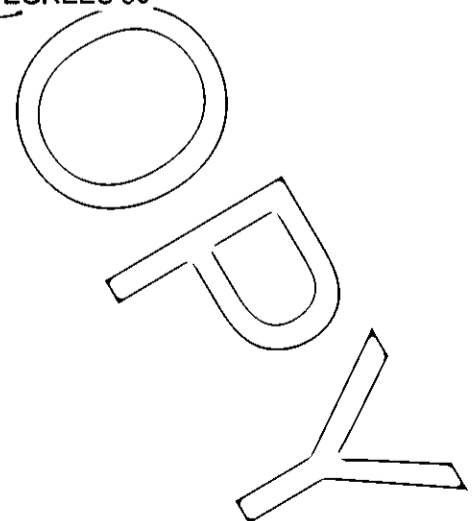
LYING IN AND BEING A PORTION OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 30 WEST, SANTA ROSA COUNTY, FLORIDA AND CONTAINING 20.01 ACRES MORE OR LESS.

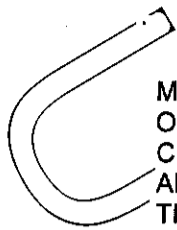
SUBJECT TO AND TOGETHER WITH:



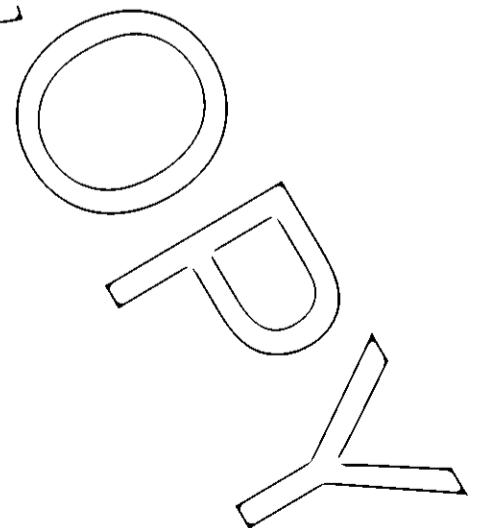
**40' WIDE INGRESS EGRESS ACCESS EASEMENT**  
(AS PREPARED BY BASKERVILLE-DONOVAN, INC.)

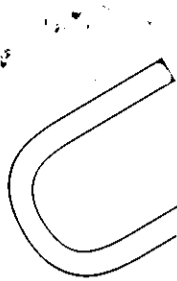
COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 30 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE PROCEED NORTH 88 DEGREES 44 MINUTES 01 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 24 FOR A DISTANCE OF 1337.30 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF SAID NORTHEAST QUARTER; THENCE PROCEED NORTH 48 DEGREES 22 MINUTES 55 SECONDS WEST A DISTANCE OF 44.63 FEET TO A POINT ON THE EASTERLY LINE OF A 40 FOOT WIDE INGRESS EGRESS ACCESS EASEMENT AND BEING THE POINT OF BEGINNING; SAID POINT BEING ON A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 284.00 FEET, A CENTRAL ANGLE OF 12 DEGREES 06 MINUTES 55 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 10 DEGREES 34 MINUTES 05 SECONDS WEST, 59.94 FEET; THENCE PROCEED SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 60.05 FEET TO THE POINT OF TANGENCY; THENCE PROCEED SOUTH 04 DEGREES 30





MINUTES 37 SECONDS WEST A DISTANCE OF 104.54 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 632.00 FEET, A CENTRAL ANGLE OF 78 DEGREES 00 MINUTES 22 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 43 DEGREES 30 MINUTES 48 SECONDS WEST, 795.51 FEET; THENCE PROCEED SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 860.45 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 780.00 FEET, A CENTRAL ANGLE OF 81 DEGREES 37 MINUTES 22 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 41 DEGREES 42 MINUTES 19 SECONDS WEST, 1019.57 FEET; THENCE PROCEED SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1111.18 FEET TO THE POINT OF TANGENCY; THENCE PROCEED SOUTH 00 DEGREES 53 MINUTES 38 SECONDS WEST A DISTANCE OF 59.15 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 485.20 FEET, A CENTRAL ANGLE OF 16 DEGREES 26 MINUTES 02 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 09 DEGREES 06 MINUTES 38 SECONDS WEST, 138.69 FEET; THENCE PROCEED SOUTHERLY ALONG SAID CURVE A DISTANCE OF 139.17 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF QUINTETTE ROAD (100' RIGHT-OF-WAY); THENCE PROCEED NORTH 60 DEGREES 25 MINUTES 13 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 80.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, ALSO BEING THE WEST LINE OF SAID EASEMENT AND BEING ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 122.74 FEET, A CENTRAL ANGLE OF 53 DEGREES 39 MINUTES 21 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 27 DEGREES 43 MINUTES 18 SECONDS EAST, 110.79 FEET; THENCE PROCEED NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 114.94 FEET TO THE POINT OF TANGENCY; THENCE PROCEED NORTH 00 DEGREES 53 MINUTES 38 SECONDS EAST A DISTANCE OF 59.15 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 820.00 FEET, A CENTRAL ANGLE OF 81 DEGREES 37 MINUTES 22 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 41 DEGREES 42 MINUTES 19 SECONDS EAST, 1071.86 FEET; THENCE PROCEED NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1168.16 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 592.00 FEET, A CENTRAL ANGLE OF 78 DEGREES 00 MINUTES 22 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 43 DEGREES 30 MINUTES 48 SECONDS EAST, 745.16 FEET; THENCE PROCEED NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 805.99 FEET TO THE POINT OF TANGENCY; THENCE PROCEED NORTH 04 DEGREES 30 MINUTES 37 SECONDS EAST A DISTANCE OF 104.54 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 324.00 FEET, A CENTRAL ANGLE OF 57 DEGREES 35 MINUTES 57 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 33 DEGREES 18 MINUTES 36 SECONDS EAST, 312.17 FEET; THENCE PROCEED NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 325.72 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 5006.00 FEET, A CENTRAL ANGLE OF 17 DEGREES 47 MINUTES 14 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 73 DEGREES 58 MINUTES 55 SECONDS EAST, 1547.86 FEET; THENCE PROCEED EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1554.09 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 31 DEGREES 26 MINUTES 01 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 67 DEGREES 09 MINUTES 31 SECONDS EAST, 108.35 FEET; THENCE PROCEED EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 109.72 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 244 DEGREES 23 MINUTES 27 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 06 DEGREES 21 MINUTES 45 SECONDS EAST, 101.55 FEET; THENCE PROCEED SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 255.93 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE SOUTHERLY AND HAVING A





RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 33 DEGREES 01 MINUTES 40 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 80 DEGREES 40 MINUTES 52 SECONDS WEST, 113.70 FEET; THENCE PROCEED WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 115.29 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 4966.00 FEET, A CENTRAL ANGLE OF 17 DEGREES 42 MINUTES 16 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 73 DEGREES 57 MINUTES 10 SECONDS WEST, 1528.41 FEET; THENCE PROCEED WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1534.50 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 284.00 FEET, A CENTRAL ANGLE OF 45 DEGREES 16 MINUTES 50 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 39 DEGREES 15 MINUTES 58 SECONDS WEST, 218.65 FEET; THENCE PROCEED SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 224.44 FEET TO THE POINT OF BEGINNING.

LYING IN AND BEING A PORTION OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 30 WEST AND SECTION 19, TOWNSHIP 2 NORTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA AND CONTAINING 4.17 ACRES MORE OR LESS.

THE ORIGINAL COPY