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Of Counsel:

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May 22, 1996

Mr. Otis Erickson
Sausalito Shores Homeowners Association
397 Kantor Boulevard
Casselberry, Florida 32707

Re: Quit-Claim Deed/Sausalito Shores

Dear Mr. Erickson:

This law firm has the pleasure of representing The Greater Construction Corporation ("Greater") in connection with the referenced matter. In that regard, please find enclosed an original Quit Claim Deed from Greater to and in favor of Sausalito Shores Homeowners Association, Inc. (the "Association"). Pursuant to your agreement with Jim Bible, Greater has conveyed to the Association any and all interest which Greater may have had in the specified lake bottom parcels in Lake Howell lying adjacent to the Sausalito Shores subdivision.

Should you have any questions regarding the foregoing, please do not hesitate to contact me.

Very truly yours,



Patrick K. Rinka

PKR/rp

c: Mr. Robert A. Mandell
Mr. Hampton P. Conley
John F. Lowndes, Esq.
William A. Beckett, Esq.

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This instrument was prepared
by and should be returned to:

Patrick K. Rinka, Esquire
Lowndes, Drosdick, Doster, Kantor
& Reed, P.A.
Post Office Box 2809
Orlando, Florida 32802-2809

Documentary Tax Pd. \$ 7.00
Intangible Tax Pd. _____
Clerk Seminole
County By: [Signature] D.C.

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 3 day of MAY, 1996, by THE GREATER CONSTRUCTION CORPORATION, a Florida corporation, whose address is 1105 Kensington Park Drive, Altamonte Springs, Florida 32714, first party, to SAUSALITO SHORES HOMEOWNERS' ASSOCIATION, INC., a Florida corporation not-for-profit, whose address is Post Office Box 181685, Casselberry, Florida 32707, second party;

WITNESSETH:

THAT the said first party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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, 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 Seminole, State of Florida, to wit:

Certain property lying in Lake Howell in Section 21, Township 21 South, Range 30 East, Seminole County, Florida, being more particularly described as follows:

Lots 1, 2, 3, 4, 5 and 6, S K GUERNSEY'S CAMP SITES, according to the plat thereof as recorded in Plat Book 2, Page 113, of the Public Records of Seminole County, Florida

LESS AND EXCEPT, that portion of the foregoing property now platted as Sausalito Section 2, according to the plat thereof as recorded in Plat Book 20, Page 44, of the Public Records of Seminole County, Florida.

GRANTEE'S ID. NO.: _____
TAX PARCEL ID. NO.: 21-21-30-502-0000-0010

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OFFICIAL RECORDS
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3072 1468
SEMINOLE CO. FL.

RECORDED & VERIFIED

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CLERK OF CIRCUIT COURT

840921

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RECORDED & VERIFIED

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 behalf of the said second party forever.

IN WITNESS WHEREOF, the said first party has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Sandra K. Merchut
Name: SANDRA K. MERCHUT

Hampton P. Perkins
Name: Hampton P. Perkins

THE GREATER CONSTRUCTION CORPORATION, a Florida corporation

By: Robert A. Mandell
Robert A. Mandell, President

(CORPORATE SEAL)

Address: 1105 Kensington Park Drive
Altamonte Springs, FL 32714



OFFICIAL RECORDS
BOOK PAGE

STATE OF FLORIDA
COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 3 day of May, 1996 by Robert A. Mandell, as President of The Greater Construction Corporation, a Florida corporation, on behalf of the corporation. He is personally known to me or has produced personally known as identification and did not take an oath.

(NOTARY SEAL)



SANDRA K MERCHUT
My Commission CC228904
Expires Oct. 10, 1998

Sandra K. Merchut
Name: SANDRA K. MERCHUT
Notary Public
Serial No.: _____
My Commission Expires: _____

