

Rec: \$19.50
Doc. Stamps: \$140.00

CFN 2004016134
Bk 02502 Pgs 1078 - 1081; (4pgs)
DATE: 02/06/2004 11:06:15 AM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 17.00
TRUST FUND 2.50
DEED DOC 140.00

This Instrument Prepared By:
Landis V. Curry, Jr., Esquire
AYRES, CLUSTER, CURRY, McCALL,
COLLINS & FULLER, P.A.
Post Office Box 1148
Ocala, Florida 34478

RECORD AND RETURN TO:
Landis V. Curry, Jr., Esquire
AYRES, CLUSTER, CURRY, McCALL,
COLLINS & FULLER, P.A.
Post Office Box 1148
Ocala, Florida 34478

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Grantee's Name and Addresses:
ASTOR FOREST PROPERTY
OWNERS ASSOCIATION, INC.
Post Office Box 600
Astor, Florida 32102

Property Appraiser's Parcel ID#: 2415270100-010-01100

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 3 day of FEB., 2004, by and between **ALEXANDER M. COLLINS, III, and CHARLES THOMAS COLLINS, and CRAIG KENNETH COLLINS**, as tenants in common, each owning an undivided one-third (1/3) interest, hereinafter collectively called "Grantor" and **ASTOR FOREST PROPERTY OWNERS ASSOCIATION, INC., a Florida not for profit corporation**, hereinafter called "Grantee," whose post office address is Post Office Box 600, Astor, Florida 32102.

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid by Grantee, and other valuable considerations, the receipt of which is hereby acknowledged, grants, bargains and sells to the said Grantee, forever, the following described land in the County of Lake, State of Florida, to wit:

See Exhibit "A" attached hereto and by reference made a part hereof.

SUBJECT TO:

1. Taxes and assessments for years 2003 and 2004, and subsequent years.
2. Easements, restrictions and reservations of record.

GRANTOR HEREBY CERTIFIES the above described lands do not constitute the homestead of Grantor as defined by Article 10, Section 4 of the Florida Constitution; nor do the above described lands constitute the homestead of any member of Grantor's family dependent upon them for support; nor are said lands adjacent to or contiguous to lands upon which Grantor claims or maintains their homestead. Grantor, Alexander M. Collins, III, resides at 7875 Broken Arrow Trail, Winter Park, Florida 32792, and Grantor, Charles Thomas Collins resides at 1110 SE Fort King Street, Ocala, Florida 34471, and Grantor, Craig Kenneth Collins resides at 4606 Park Eden Circle, Orlando, Florida 32810.

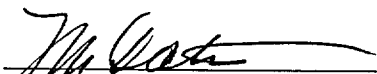
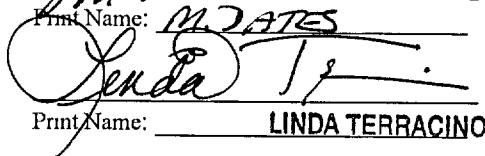
TO HAVE AND TO HOLD the above-described property, with appurtenances, unto the said Grantee, forever.


AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hands and seals the day and year first above written.

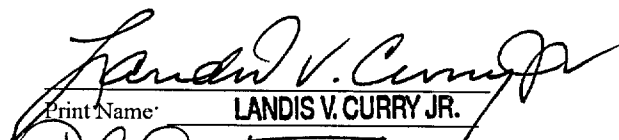

Signed, sealed and delivered in our presence as witnesses.

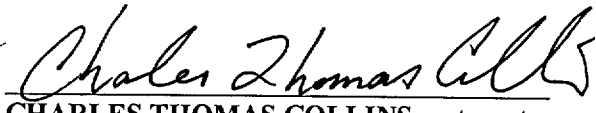
GRANTOR:


Print Name: M. J. BATES

Print Name: LINDA TERRACINO


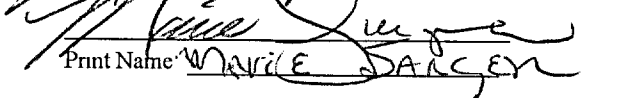

ALEXANDER M. COLLINS, III, as tenant in common, owning an undivided one-third (1/3) interest.

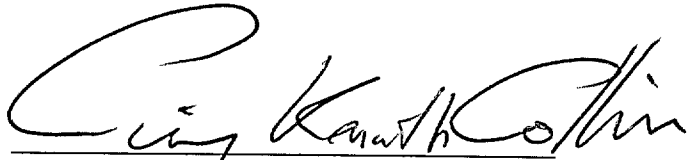
Address: 7875 Broken Arrow Trail, Winter Park, FL 32792


Print Name: LANDIS V. CURRY JR.

Print Name: LINDA TERRACINO


CHARLES THOMAS COLLINS, as tenant in common, owning an undivided one-third (1/3) interest.

Address: 1110 S.E. Fort King Street, Ocala, Florida 34471


Print Name: Jacquelyn Collins

Print Name: WANDA E. DARGEN


CRAIG KENNETH COLLINS, as tenant in common, owning an undivided one-third (1/3) interest.

Address: 4606 Park Eden Circle
Orlando, Florida 32810

STATE OF FLORIDA, COUNTY OF MARION :

The foregoing instrument was acknowledged before me this 31st day of December, 2003, by Alexander M. Collins, III, as tenant in common owning an undivided one-third (1/3) interest.

Linda Tg
Notary Public, State of Florida
LINDA TERRACINO

(Print, Type or Stamp Commissioned Name of Notary Public)

(SEAL)

LINDA TERRACINO
Notary Public, State of Florida
My comm. exp. June 21, 2005
Comm. No. DD 030909

Personally Known

OR

~~Produced Identification~~

~~Type of Identification Produced~~

STATE OF FLORIDA, COUNTY OF MARION :

The foregoing instrument was acknowledged before me this 31st day of December, 2003, by Charles Thomas Collins, as tenant in common owning an undivided one-third (1/3) interest.

Linda Tg
Notary Public, State of Florida

LINDA TERRACINO

(Print, Type or Stamp Commissioned Name of Notary Public)

(SEAL)

LINDA TERRACINO
Notary Public, State of Florida
My comm. exp. June 21, 2005
Comm. No. DD 030909

Personally Known

OR

~~Produced Identification~~

~~Type of Identification Produced~~

STATE OF FLORIDA, COUNTY OF Seminole :

The foregoing instrument was acknowledged before me this 7th day of January, 2004, by Craig Kenneth Collins, as tenant in common owning an undivided one-third (1/3) interest.

Cynthia M Kelly
Notary Public, State of Florida

(Print, Type or Stamp Commissioned Name of Notary Public)

(SEAL)

Personally Known

OR

Produced Identification

Type of Identification Produced FL DL C452-111-72-380-0



EXHIBIT "A"

Lots 11 and 12, Block 10, as per unrecorded Plat of Astor Forest Campsites, more particularly described as follows:

Commencing at the Southwest corner of Section 2 according to the Plat of Manhattan recorded in Plat Book 2, page 2, Public Records of Lake County, Florida, run thence South $89^{\circ}29'34''$ East along the South boundary of said Section 2, 5,280.30 feet to the Southeast corner thereof; thence North 3001.56 feet; thence East 2047.06 feet to the Point of Beginning; from the Point of Beginning thus described thence South 150.00 feet, thence South $8^{\circ}27'55''$ West 151.65 feet, thence West 161.57 feet, thence North $5^{\circ}38'17''$ West 129.72 feet; thence North $13^{\circ}32'25''$ East 82.97 feet; thence North $32^{\circ}43'08''$ East 106.99 feet; thence East 119.36 feet to the Point of Beginning, all being in Sections 24, and 25, Township 15 South, Range 27 East, Lake County, Florida. Also known as Lots 11 and 12, Block 10, as per the unrecorded Plat of ASTOR FOREST CAMPSITES.

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of the original document.