

35332

This instrument was prepared by:
Jeri Poller, Esq.
Arvida Corporation
999 S. Federal Highway
Boca Raton, Florida
33432

QUITCLAIM DEED AND CANCELATION
AND
TERMINATION OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT:

VIA VERDE HOMEOWNER'S ASSOCIATION, INC., a Florida corporation, as the holder of the drainage easements as defined in the Plat of Estancia II of Via Verde as recorded in Plat Book 32 at Pages 112 through 115, inclusive of the Public Records of Palm Beach County, Florida, and ARVIDA CORPORATION, a Delaware corporation authorized to transact business in the State of Florida whose mailing address is 998 South Federal Highway, Boca Raton, Florida 33432, as developer of Estancia II ("Grantors"), in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, paid to Grantors by TREND SETTER HOMES OF FLORIDA, INC., a Florida corporation ("Grantee"), whose mailing address is 620 East Plantation Circle, Plantation, Florida 33155, the receipt and sufficiency of which is hereby acknowledged, hereby terminates, cancels and forever extinguishes the drainage easements over and across, and does hereby remise, release and quitclaim unto Grantee, its successors and assigns forever, all right, title, interest, claim and demand which Grantors have in and to, the land described as:

The West 10.00 feet of the East 50.00 feet of Lot 48, Estancia II, according to the Plat thereof, as recorded in Plat Book 32, Pages 112 through 115, inclusive, of the Public Records of Palm Beach County, Florida. Said lands situate, lying and being in Palm Beach County, Florida.

TO HAVE AND TO HOLD THE same together with all and singular the appurtenances thereto belonging or in anywise pertaining, and all of the estate, right, title, interest, lien, equity and claim whatsoever of Grantors, to the only proper use, benefit and behoof of Grantee, his heirs, personal representatives and assigns, forever.

It is the intention of this deed that only that portion hereinabove described of the drainage easements over and across Lot 48, Estancia II, shall be released from the drainage easements as dedicated upon the plat of Estancia II, and the remainder of said easements over and across Lot 48, Estancia II shall not be affected hereby.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed in its name by its undersigned, duly authorized officers, and its corporate seal to be hereunto affixed, this 26th day of April, 1978.

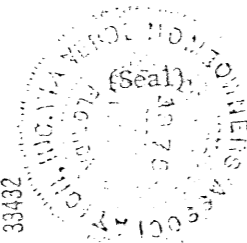
VIA VERDE HOMEOWNER'S ASSOCIATION
INC.

By: *[Signature]*
Vice President

Attest: *[Signature]*
Secretary

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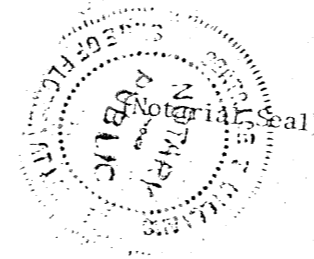
Return to: Gold Coast Title Co.
47 S. E. 3rd Street
Boca Raton, Florida 33432



ARVIDA CORPORATION
By: *[Signature]*
Vice President
Attest: *[Signature]*
Assistant Secretary

STATE OF FLORIDA :
COUNTY OF PALM BEACH: SS.

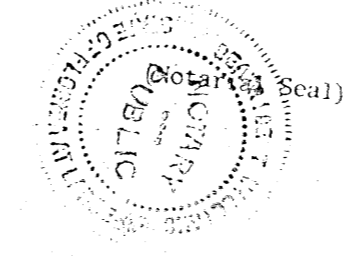
The foregoing instrument was acknowledged before me this 26th day of April, 1978, by *[Signature]* as Vice President and Secretary, respectively, of VIA VERDE HOMEOWNER'S ASSOCIATION, INC., a Florida corporation not for profit, on behalf of the corporation.



[Signature]
Notary Public
State of Florida at Large
My Commission Expires:
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES FEB. 12 1982
BOKOLD TRUST COMPANY INC. PALM BEACH, FLA.

STATE OF FLORIDA :
COUNTY OF PALM BEACH: SS.

The foregoing instrument was acknowledged before me this 26th day of April, 1978, by *[Signature]* and *[Signature]* as Vice President and Assistant Secretary, respectively, of ARVIDA CORPORATION, a Delaware corporation, on behalf of the corporation.



[Signature]
Notary Public
State of Florida at Large
My Commission Expires:
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES FEB. 12 1982
BOKOLD TRUST COMPANY INC. PALM BEACH, FLA.

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