



Prepared by and return to:

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941-205-1122

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Quit Claim Deed

This Quit Claim Deed made this 12th day of June, 2013 between JEOFFREY L. BURTCH, as Bankruptcy Trustee for the Estate of SmartResort Co., LLC, under Case No. 12-11362-KG filed in U.S. Bankruptcy Court, District of Delaware, whose post office address is c/o Cooch and Taylor, The Brandywine Building, 1000 West Street, 10th Floor, Wilmington, DE 19801, grantor, and REDFISH PROPERTY GROUP, LLC, a Florida limited liability company having Document Number L11000144416 as filed with the Florida Department of State on December 27, 2011. whose post office address is 950 Tamiami Trail, Unit 101, Port Charlotte, FL 33953, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Flagler County, Florida** to-wit:

Lots 27, 270, 271 and 296, Conservatory at Hammock Beach, according to the map or plat thereof as recorded in Plat Book 34, Pages 78 through 101, inclusive, Public Records of Flagler County, Florida.

Subject to taxes for 2013 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

This conveyance of the real property described above is pursuant to the Order Authorizing the Sale by the U.S. Bankruptcy Court for the District of Delaware under Case No. 12-11362-KG dated May 15, 2013 .

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

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Signed, sealed and delivered in our presence:

STEVE BRIDGERT

Witness Name:

JACQUELINE BROWN

Witness Name:

Jacqueline Brown

Jeffrey L. Burtch (Seal)
JEFFREY L. BURTCH, Bankruptcy Trustee

STATE OF DELAWARE

COUNTY OF New Castle

The foregoing instrument was acknowledged before me this 12th day of June, 2013 by JEOFFREY L. BURTCH, as Bankruptcy Trustee, who is personally known to me ~~or has produced~~ identification.

[Notary Seal]

Susan E. Kaufman, Esquire
Notarial Officer of
The State of Delaware
29 DEL.C. § 4323

Susan E. Kaufman
Notary Public

Printed Name: Susan E. Kaufman

My Commission Expires: N/A

Unofficial Copy