

This instrument prepared by and return to:
Chuck Potthast
CDC Capital Investments LLC
17813 Osprey Pointe Place
Tampa, FL 33647

TRUSTEE'S QUITCLAIM DEED

STATE OF FLORIDA
COUNTY OF WAKULLA

This Trustee's Quitclaim Deed is made this 9th day of March, 2016, by and between **Mary W. Colón, Trustee, In re: Bankruptcy of Jeffrey Blaine Murphy and Dama Lynn Murphy, Case No. 15-40596-KKS** whose post office address is P. O. Box 14596, Tallahassee, Florida 32317 (hereinafter referred to as "Grantor") and **30 Country Way, Crawfordville Land Trust, CDC Capital Investments LLC as Trustee** located at 17813 Osprey Pointe Place Tampa, FL 33647 (hereinafter referred to as "Grantee"). Grantor, for and in consideration of Two Thousand Five Hundred Dollars (\$2,500.00) paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and which was paid into the estate in conjunction with the sale of a real property, does hereby remise, release, convey all authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of said property via quitclaim to Grantee and the estate's interest in the following described property located in Wakulla County Florida ; said conveyance subject to and all liens and encumbrances, if any, thereon:

The Estate's interest in Real Property Described as-

Real Property located at: 30 Country Way, Crawfordville, FL 32327

More particularly described as:

Legal- The following described land, lying and being in the county of Wakulla, Florida, to wit:

Lot 27 of COMMODORE COMMONS SUBDIVISION, a subdivision according to the Plat thereof as recorded in Plat Book 3, Page(s) 99, of the Public Records of Wakulla County, Florida.

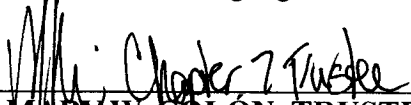
Parcel- 00-00-076-275-10250-27A

Jeffrey Blaine Murphy and Dama Lynn Murphy filed a petition under Chapter 7 of the Bankruptcy Code on December 14, 2015 in the United States Bankruptcy Court for the Northern District of Florida, Tallahassee Division, under Case **15-40596-KKS**, Mary W. Colón was appointed Trustee pursuant to the Notice of Chapter 7 Case, Meeting of Creditors & Deadlines and Appointment Of Trustee entered by the Clerk of the Bankruptcy Court on December 15, 2015. Upon the opening of the case, all nonexempt property is vested in the Trustee for administration, and Mary W. Colón as Trustee, is

authorized to convey all property and interests in property of the bankruptcy estate pursuant to court order. The conveyance of the property by the Grantor to the Grantee is subject to all liens and encumbrances thereon pursuant to the Report And Notice Of Intention To Sell Property Of The Estate "As Is, In Its Present Condition" At Private Sale filed on February 1, 2016 and served on creditors and parties in interest by the Trustee on February 1, 2016.

This sale is made pursuant to Local Rule 6004-1 of the United States Bankruptcy Court for the Northern District of Florida, and pursuant to that Rule, the presiding Bankruptcy Judge need enter no order approving the sale of the real property. The presiding Bankruptcy Judge did enter an Order Granting the Trustee's Motion for Authority to Sell Real Property of the Estate Pursuant to 11.U.S.C. Section 363(b)(1), Doc. 32, entered on 03/09/16. The Grantor does not warrant or otherwise guarantee in any way the title that passes to the Grantee by virtue of this Quitclaim Deed.

WITNESS the following signature and seal.

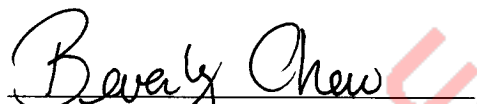


MARY W. COLON, TRUSTEE

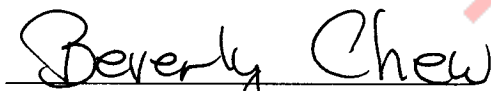
And only as Trustee for the Bankruptcy Estate of:

Jeffrey Blaine Murphy and Dama Lynn Murphy Case No 15-40596-KKS


Executed in the presence of:



WITNESS



PRINTED NAME



WITNESS

Janet Engles

PRINTED NAME

State of Florida
County of Leon

The foregoing instrument was acknowledged before me by Mary W. Colón, Trustee In re: Bankruptcy of **Jeffrey Blaine Murphy and Dama Lynn Murphy**, Case No. **15-40596-KKS** this 9th day of March, 2016 who is personally known to me and who did not take an oath.



NOTARY PUBLIC STATE OF FLORIDA

Janet Engles

