

Prepared by:

Scott Chinchar
1633 Coachmakers Lane
Clearwater, Fl. 33765

When recorded return to:

Courier

(space above is reserved for recording office use only)

QUIT-CLAIM DEED

1. IDENTIFICATION OF GRANTOR

Grantor's name and address is: Scott Mortgage, Inc.
700 Cleveland St.
Clearwater, FL. 33755

The word "I" or "me" as hereafter used means the Grantor.

2. IDENTIFICATION OF GRANTEE

Grantee's name and address is: Celia Schwartz, Trustee of the Celia
Schwartz Trust U/T/D September 30, 1992.
4800 Gulf of Mexico Dr. #C201
Long Boat Key, Fl. 34228

The word "you" as hereafter used means the Grantee.

3. MEANINGS OF TERMS

The terms "I," "me," "you," "grantor," and "grantee," shall be non gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

4. DESCRIPTION OF REAL PROPERTY CONVEYED

Property hereby conveyed (the "Real Property") is described as follows:

Lots 6 & 7 Block 14, Gould and Ewings 1st and 2nd addition to Clearwater Harbor, Fl, according to the map or plat thereof as recorded in Plat Book 1, page 52, of the Public Records of Hillsborough County, Florida, of which Pinellas County was formally a part.

5. CONSIDERATION

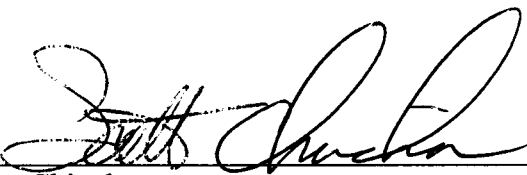
Good and valuable consideration plus the sum of Ten Dollars (\$10.00) received by me from you. This deed is delivered in lieu of foreclosure and in exchange for a satisfaction of: those certain mortgages recorded at O.R. Book 15833, page 12 and at O.R. Book 17228, page 1936, both of the public records of Pinellas County, FL; the assignment of rents recorded in O.R. Book 15833, Page 19, of the Public Records of Pinellas County, Florida, The UCC Financing statement recorded in O.R. Book 15833, Page 23, of the Public Records of Pinellas County, Florida, the UCC Financing Statement filed with the State of Florida under File # 200705749043, the commercial guarantees made by Sandy Chinchar and Scott Mortgage, Inc. in favor of USAmeribank dated June 1, 2007, the business loan agreement made by Scott Chinchar in favor of USAmeribank dated June 1, 2007 and the Commercial Security Agreement made by Scott Mortgage, Inc. in favor of USAmeribank dated June 1, 2007.

6. CONVEYANCE OF REAL PROPERTY

For the consideration described in Paragraph 5, I convey, remise (to give up a claim) and quit claim (transfer without warranty) to you any interest I may have in and to the Real Property.

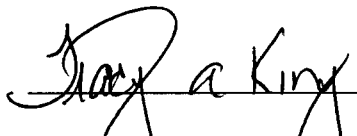
Executed on March 1, 2012.

Scott Mortgage, Inc., a Florida Corporation

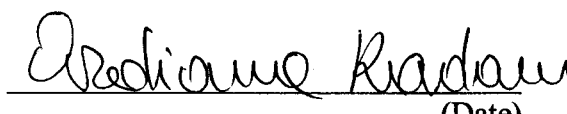
By:  3/1/12
Scott Chinchar (Date)
President

Scott Mortgage, Inc., a Florida Corporation
700 Cleveland St.
Clearwater, FL. 33755

Signed in the presence of:

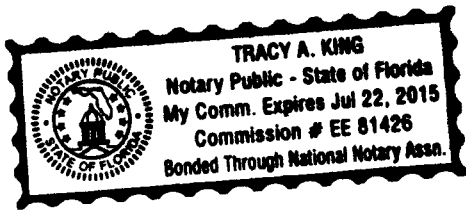
 3-1-12
Witness TRACY KING (Date)

Signed in the presence of:

 3/1/2012
Witness ARDI ANNE RIDDANI (Date)

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 29th day of February, 2012,
by Scott Chinchar, President of Scott Mortgage, Inc., A Florida corporation, on behalf of
the corporation. Scott Chinchar is personally known to me or has produced
_____ as identification.



Tracy A. King

Notary Public - State of Florida