

This instrument prepared by and please return to:

A. Clay Milton, Esq.  
Fuqua & Milton, P. A.  
Attorneys at Law  
4450 Lafayette Street (32446)  
Post Office Box 1508  
Marianna, Florida 32447  
(850) 526-2263

**QUIT CLAIM DEED**  
**RELEASING SUBLEASEHOLD INTEREST**

**THIS QUIT CLAIM DEED**, executed this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by JACKSON COUNTY SCHOOL DISTRICT, whose mailing address is P.O. Box 5958, Marianna, FL 32447, party of the first part, to JACKSON COUNTY, a political subdivision of the State of Florida, whose mailing address is 2864 Madison Street, Marianna, Florida 32448, party of the second part.

(Wherever used herein the terms “party of the first part” and “party of the second part” shall include the legal representatives and assigns or individuals, and the successors and assigns of the parties, wherever the context so admits or requires):

WHEREAS, the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, as Lessor, entered into a lease with DEPARTMENT OF EDUCATION OF THE STATE OF FLORIDA, as Lessee, with respect to certain lands (which agreement and all amendments thereto are referred to herein as “the Lease”); and

WHEREAS, contemporaneously on July 26, 1993, JACKSON COUNTY SCHOOL DISTRICT, as Sublessee, entered into a lease with the DEPARTMENT OF EDUCATION OF THE STATE OF FLORIDA, as Sublessor, with respect to certain lands (which agreement and all amendments thereto are referred to herein as “the Sublease”); and

WHEREAS, on December 11, 2018, the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida conveyed the lands described in the Lease and the Sublease to JACKSON COUNTY, a political subdivision of the State of Florida, by deed recorded at OR Book 1596, page 757, public records of Jackson County, Florida, under the terms of which all rights of the TIIF inured to the benefit of JACKSON COUNTY, as owner of the premises; and

WHEREAS, JACKSON COUNTY, as successor to Lessor in ownership of the leased premises, and JACKSON COUNTY SCHOOL DISTRICT, as Sublessee, desire to release from the provisions of the Lease and the Sublease, the lands more particularly set forth herein;

**NOW THEREFORE, WITNESSETH**, that the said party of the first part, for and in consideration of the sum of \$10.00 and other valuable considerations, in hand paid by the party of the

second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said party of the second part, all the right, title, interest or claim in and to the following described land, situate, lying and being the COUNTY OF JACKSON, STATE OF FLORIDA, to-wit:

**NE 1/4 of the SE 1/4 of Section 7, T4N, R10W;**

**TO HAVE AND TO HOLD** the same, together with all and singular the appurtenances thereunto belonging or in any wise appertaining unto the said party of the second part, its successors or assigns in fee simple forever.

By its execution hereof and by the acceptance and recording of this deed, the party of the second part hereby releases the party of the first part from any further responsibilities, duties, or obligations under the Lease or Sublease with respect to the property described above; otherwise, the Lease and Sublease to remain unaffected hereby.

**IN WITNESS WHEREOF**, the said parties have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered  
in the Presence of:

Jackson County School District

\_\_\_\_\_  
Signature of First Witness  
Name:  
Address:

\_\_\_\_\_  
By its Superintendent, Hunter Nolen

\_\_\_\_\_  
Signature of Second Witness  
Name:  
Address:

STATE OF FLORIDA  
COUNTY OF JACKSON:

Sworn to and subscribed before me by means of his physical presence this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by Hunter Nolen, as Superintendent of and on behalf of Jackson County School District, who is personally known to me.

\_\_\_\_\_  
NOTARY PUBLIC  
State of Florida at Large  
My Commission Expires:

**IN WITNESS WHEREOF**, the said parties have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered  
in the Presence of:

Jackson County, a political subdivision of  
the State of Florida

\_\_\_\_\_  
Signature of First Witness  
Name:  
Address:

\_\_\_\_\_  
By its Chairman, Paul Donofro

\_\_\_\_\_  
Signature of Second Witness  
Name:  
Address:

STATE OF FLORIDA  
COUNTY OF JACKSON:

Sworn to and subscribed before me by means of his physical presence this \_\_\_\_ day of \_\_\_\_\_, 2024, by Paul Donofro, as Chairman of the Board of County Commissioners and on behalf of Jackson County, who is personally known to me.

\_\_\_\_\_  
NOTARY PUBLIC  
State of Florida at Large  
My Commission Expires: