

**Willmott, Connor and Clow, P.A.**

**Release and cancellation of Contract for Sale and Purchase**

**1. Cancellation of contract.**

By signing this **RELEASE AND CANCELLATION OF CONTRACT SALE AND PURCHASE** ("Release") Buyers and Sellers cancel the Contract for Sale and Purchase signed by the Buyers on 12/28/2010, and signed by Sellers on 12/28/2010, concerning the following described property:

The address of the property is: **2111 Fortunato Drive, Palm Beach Gardens, FL 33410**

Legal:

**Lot 167, Block 25, of MONTGOMERY ACRES, according to the Plat thereof, as recorded in Plat Book 24, Page 78, of the Public Records of PALM BEACH County, Florida.**

**2. Release from liability.**

Buyers and Sellers release each other and: **Willmott, Connor and Clow, P.A.**, together with it's affiliates and their respective officers, directors, agents, employees, successors and/or assigns from any and all claims and actions whatsoever rising from or relating to the contract or Pre-Contractual issues existing as of the date of the Release.

**3. Disbursement of Escrow Funds.**

Buyers and Sellers instruct the escrow agents to disburse the deposit as follows:

\$ \_\_\_\_\_ to \_\_\_\_\_

\$ \_\_\_\_\_ to \_\_\_\_\_

\$ \_\_\_\_\_ to \_\_\_\_\_

\$ \_\_\_\_\_ to \_\_\_\_\_

**THERE ARE NO FUNDS IN THIS TRANSACTION BEING HELD IN ESCROW BY WILLMOTT, CONNOR AND CLOW, P.A.**

NOTE: By executing this instant Release, Buyers do neither admit nor acknowledge the existence of a Purchase and Sale contract.

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**Buyer: Howard A. Franklin**

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**Seller: Thomas D. Moulton**

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**Buyer: Mary B. Franklin**

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**Seller: Joanna S. Harrison**