

PREPARED BY:
SPENCER N. CUMMINGS, ESQ.
GUNSTER, YOAKLEY & STEWART, P.A.
1 INDEPENDENT DRIVE, SUITE 2300
JACKSONVILLE, FL 32202

PREPARED WITHOUT BENEFIT OF
TITLE EXAMINATION OR OPINION
AS TO MATTERS AFFECTING TITLE

QUIT CLAIM DEED

[CROSSWATER VILLAGE PHASE 6B]

THIS QUIT CLAIM DEED is made and executed as of August 11, 2021, by SONOC COMPANY, LLC, a Delaware limited liability company ("Grantor"), whose address is 4310 Pablo Oaks Court, Jacksonville, Florida 32224, to SETTLERS LANDING AT NOCATEE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation ("Grantee"), whose address is 4314 Pablo Oaks Court, Jacksonville, Florida 32224.

WITNESSETH, that Grantor, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, hereby remises, releases, and quitclaims to Grantee, and Grantee's successors and assigns forever, all of the right, title, interest, claim, and demand which Grantor has in the real property in St. Johns County, Florida more particularly described by Exhibit "A" attached hereto (the "Property").

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, claim, and demand whatsoever of Grantor, either in law or equity, to the only proper use, benefit, and behoof of Grantee.

Grantee accepts the Property and any improvements located on the Property in their "as is" condition.

Grantor hereby reserves, for itself and its officers, employees, agents, invitees, contractors and subcontractors, successors, assigns and designees, perpetual easements over and across the Property for the purposes of ingress and egress, access to and from, installation, repair, maintenance and replacement of utility lines and equipment, including but not limited to water, sewer, reuse, electric, gas, cable television, telephone, telecommunications lines and equipment, and the performance of any obligations required under applicable laws, rules, regulations, permits and approvals.

Note to Clerk: Minimum documentary stamp taxes are being paid on this deed as this conveyance was made for no consideration.

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WITNESSETH, that Grantor, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, hereby remises, releases, and quitclaims to Grantee, and Grantee’s successors and assigns forever, all of the right, title, interest, claim, and demand which Grantor has in the real property in St. Johns County, Florida more particularly described by **Exhibit “A”** attached hereto (the “Property”).

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, claim, and demand whatsoever of Grantor, either in law or equity, to the only proper use, benefit, and behoof of Grantee.

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Note to Clerk: Minimum documentary stamp taxes are being paid on this deed as this conveyance was made for no consideration.

IN WITNESS WHEREOF, Grantor and Grantee have hereunto set their hands and seal the day and year first above written.

GRANTOR:

Signed, sealed and delivered in the presence of:

SONOC COMPANY, LLC a Delaware limited liability company

Dawn Bartman
(Print Name Dawn Bartman)

By: Harry D Francis
Name: Harry D. Francis
Its: Vice President

Lauren Witkovich
(Print Name Lauren Witkovich)

STATE OF FLORIDA)
)SS
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11 day of August, 2021, by Harry D Francis, the Vice President of SONOC Company, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me or who has produced _____ as identification.



Tina E Miller
(Print Name Tina E Miller)
NOTARY PUBLIC
State of Florida at Large
Commission # _____
My Commission Expires:
Personally Known
or Produced I.D. _____
[check one of the above]
Type of Identification Produced _____

Signed, sealed and delivered
in the presence of:

GRANTEE:

**SETTLERS LANDING AT NOCATEE
HOMEOWNERS ASSOCIATION, INC.,** a
Florida not-for-profit corporation

Dawn Bartman
(Print Name Dawn Bartman)

By: *[Signature]*
Name: Gregory J. Barbour
Its: President

Lauren Witkovich
(Print Name Lauren Witkovich)

STATE OF FLORIDA)
)SS
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization, this 11 day of August, 2021, by
Gregory J. Barbour, the
President of by **SETTLERS LANDING AT NOCATEE
HOMEOWNERS ASSOCIATION, INC.**, not-for-profit corporation, on behalf of the
corporation, who is personally known to me or who has produced
_____ as identification.

Tina E. Miller
(Print Name Tina E Miller)

NOTARY PUBLIC
State of Florida at Large
Commission # _____

My Commission Expires:
Personally Known _____
or Produced I.D. _____

[check one of the above]
Type of Identification Produced



EXHIBIT "A"

PROPERTY

Tracts "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", and "N", as shown on the plat of Crosswater Village Phase 6B, recorded in Map Book 106, pages 1 through 17, of the public records of St. Johns County, Florida.