

PREPARED BY AND RETURN TO:
NICHOLAS A. DYAL, ESQ.
GUNSTER YOAKLEY & STEWART, P.A.
1 INDEPENDENT DRIVE, SUITE 2300
JACKSONVILLE, FLORIDA 32202

QUIT CLAIM DEED

[West End Villas]

THIS QUIT CLAIM DEED is made and executed as of the 19 day of November, 2021, **WEST END PHASE ONE HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation (“Grantor”), whose address is 920 3rd Street, Suite B, Neptune Beach, Florida 32266, to **WEST END VILLAS AT NOCATEE HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation whose address is 920 3rd Street, Suite B, Neptune Beach, Florida 32266 (“Grantee”).

WITNESSETH:

Grantor hereby grants, bargains, sells, conveys, and transfers to Grantee and Grantee’s successors and assigns, all of Grantor’s right, title and interest, if any, in and to the real property in St. Johns County, Florida described on **Exhibit “A”** attached hereto and made a part of this Deed (the “Property”), together with all tenements, hereditaments, and appurtenances pertaining to the Property and all improvements and personal property located on or under or attached to the Property, subject to all matters of record.

TO HAVE AND TO HOLD the same in fee simple forever.

Grantee accepts the Property and all improvements located on the Property in their “as is” “where is” “with all faults” condition. Grantor does not warrant title to the Property and this grant is only to the extent of Grantor’s ownership interest in the Property. Grantee accepts the foregoing conveyance and dedication.

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

Signed, sealed and delivered in the presence of:

Julie Baugus
(Print Name Julie Baugus)

Dawn Bartman
(Print Name Dawn Bartman)

STATE OF FLORIDA)
)SS
COUNTY OF DUVAL)

GRANTEE:

WEST END VILLAS AT NOCATEE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation

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

The foregoing instrument was acknowledged before me this 19 day of November, 2021, by means of physical presence or online notarization by Gregory J. Barbour the of **WEST END AT NOCATEE VILLAS HOMEOWNERS ASSOCIATION, INC.,** a Florida not-for-profit corporation, on behalf of the Association.



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

Tract "D" as shown on the plat of Town Center West End Phase 1 recorded in Map Book 103, Pages 66 through 72 of the public records of St. Johns County, Florida.