Instr #2021126659 BK: 5426 PG: 374, Filed & Recorded: 11/22/2021 3:13 PM #Pgs:4
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording \$35.50 Doc. D \$0.70

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 (Phase Two)]

#### 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.

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

#### **GRANTOR:**

	GRANIUR:
Signed, sealed and delivered in the presence of:	SONOC COMPANY, LLC, a Delaware limited liability company
Print Name Julie Bangus  (Print Name Bangus)	By: Yend Haury Name: Havry D. Francis Its: V.P.
(Print Name <u>Dawn Bartman</u>	
2021 by means of $\square$ physical presence or	ledged before me this 19 day of NW, online notarization by Havy D Francis, the CC COMPANY, LLC, a Delaware limited liability
TINA E. MILLER Commission # HH 092371 Expires May 9, 2025 Bonded Thru Troy Fain Insurance 800-385-7019	(Print Name //na & 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

## **GRANTEE:**

Signed, sealed and delivered in the presence of:	WEST END VILLAS AT NOCATEE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation
(Print Name <u>Julie Baugus</u> )	By: Name: Organi J. Sanbour Its: Psaidant
Print Name Dawn Bartman	
STATE OF FLORIDA ) )SS COUNTY OF DUVAL )	
by means of m physical presence or	edged before me this 19 day of Nov., 2021  online notarization by Gregory Barbouf, the AS AT NOCATEE HOMEOWNERS ASSOCIATION chalf of the Association.
TINA E. MILLER Commission # HH 092371 Expires May 9, 2025 Bonded Thru Troy Fain Insurance 800-3	(Print Name //na 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", and "D", and Arlot Lane, Upton Lane, and Almaty Trail as shown on the plat of West End Phase 2 recorded in Map Book 108, Pages 107 through 111 of the public records of St. Johns County, Florida.