

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)]

THIS QUIT CLAIM DEED is made and executed as of the 19 day of NOV, 2021, **SONOC COMPANY, LLC**, a Delaware limited liability company (“Grantor”), whose address is 4310 Pablo Oaks Court, Jacksonville, Florida 32224, 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.

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.

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.