

Prepared by:

D. R. Repass, Esquire  
501 Riverside Avenue  
Suite 901  
Jacksonville, FL 32202

QUIT CLAIM DEED

THIS QUIT CLAIM DEED made as of this 29<sup>th</sup> day of April, 2013, between TAR KILN DEVELOPERS, LLC, a Florida limited liability company, whose address is 77 Almeria Street, St. Augustine, FL 32084 (the "Grantor"), to CROSS CREEK MANDARIN HOMEOWNER'S ASSOCIATION, INC., a Florida not for profit corporation, whose address is 77 Almeria Street, St. Augustine, FL 32084 (the "Grantee").

WITNESSETH:

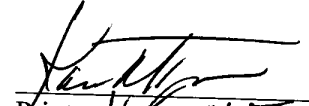
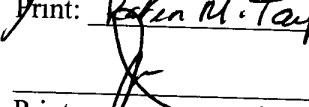
THAT GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, does hereby release, remise and quitclaim unto Grantee, its successors and assigns forever, all the right, title, interest, claim and demand which the Grantor has in and to the following property (the "Property").

Tracts A, B, C, D and E of CROSS CREEK, according to plat thereof as recorded in Plat Book 66, pages 41, 42, 43 and 44, of the public records of Duval County, Florida.

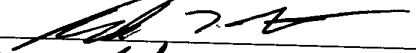
THIS CONVEYANCE is made subject to matters of record and to the restriction that said land shall not be used for any other purpose other than for a public road, including the right to construct, maintain, operate, either above or below the surface of the ground, electric light and power, water, sewer and drainage lines and other public utilities. This restriction shall run with the title to the land and shall be binding on Grantee and its successors and assigns.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed upon the date above written.

WITNESSES:

  
Print: Helen M. Taylor  
  
Print: Jesse Killebrew

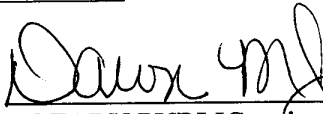
TAR KILN DEVELOPERS, LLC  
a Florida limited liability company

By:   
Print: Andrew T. Nease  
Its: Manager

STATE OF FLORIDA  
COUNTY OF St. Johns

I hereby certify that the foregoing instrument was acknowledged before me this 29 day of April, 2013, by Andrew T. Norgart as Manager of Tar Kiln Developers, LLC, a Florida limited liability company, on behalf of the company. He/She  is personally known to me, or  has produced \_\_\_\_\_ as identification.

*Affix Notary Stamp or Seal Below:*

  
\_\_\_\_\_  
NOTARY PUBLIC – signature above  
Printed Name: Dawn M. Janson

