

Prepared by and:  
Record and Return to:  
Mark C. Dearing, Esq.  
4220 Race Track Road  
St. Johns, FL 32259

Real Estate Parcel No. 161132-7505

**QUIT CLAIM DEED**

Made this 11 day of June, 2020, by D.R. Horton, Inc. – Jacksonville, a Delaware corporation, whose address is 4220 Race Track Road, St. Johns, FL 32259 (“Grantor”), and Forest Creek Condominium Association, Inc., a Florida corporation not for profit, whose address is 12620-3 Beach Boulevard, #301, Jacksonville, FL 32246 (“Grantee”).

**WITNESSETH:** That Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), in hand paid by Grantee, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto Grantee, and their heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Duval, State of Florida, to wit:

**SEE EXHIBIT “A”, ATTACHED HERETO AND MADE A PART HEREOF**

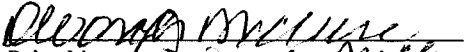
**TO HAVE AND TO HOLD** the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee,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

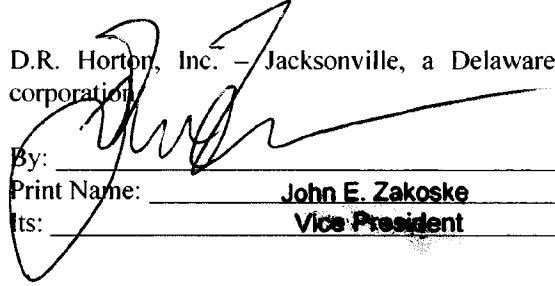
SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered  
in the presence of:

D.R. Horton, Inc. – Jacksonville, a Delaware  
corporation

  
Print Name: Deborah McClure

By:   
Print Name: John E. Zakoske  
Its: Vice President

  
Print Name: MARK C. DEARING

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 11 day of JUNE, 2020, by John E. Zakoske, the Vice President of D.R. Horton, Inc. – Jacksonville, a Delaware corporation, on behalf of the corporation. He is personally known to me. *By means of physical presence.*



DEBORAH E. MCCLURE  
MY COMMISSION # GG 009987  
EXPIRES: July 10, 2020  
Bonded Thru Budget Notary Services

  
NOTARY PUBLIC

EXHIBIT "A"

All of the following described real property, more particularly referred to as the Phase 33 Land within that certain Declaration of Condominium of Forest Creek, a Condominium, recorded in Official Records Book 11529, page 2132, in the public records of Duval County, Florida (the "Declaration");

A PORTION OF GOVERNMENT LOT 12 AND 13, SECTION 3, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS COMMENCING AT THE NORTHWESTERLY CORNER OF MT. PLEASANT CREEK, AS RECORDED IN PLAT BOOK 44, PAGES 78, 78A, 78B, 78C AND 78D OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT BEING SITUATE IN THE EASTERLY RIGHT OF WAY LINE OF KERNAN BOULEVARD NORTH (A 120 FOOT RIGHT OF WAY A NOW ESTABLISHED), THENCE NORTH 00°52'54" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 2153.23 FEET TO THE SOUTHWESTERLY CORNER OF THOSE CERTAIN LANDS DESCRIBED IN DEED RECORDED IN OFFICAL RECORDS VOLUME 9486, PAGE 2300 OF SAID CURRENT PUBLIC RECORDS, THENCE SOUTH 66°37'31" EAST, ALONG THE SOUTHERLY LINE OF SAID LAST MENTIONED LANDS, A DISTANCE OF 1040.87 FEET FOR A POINT OF BEGINNING, THENCE CONTINUE SOUTH 50°37'31" EAST, ALONG SAID LAST MENTIONED LINE, A DISTANCE OF 792.49 FEET, THENCE SOUTH 03°22'29" WEST, 136.05 FEET, THENCE SOUTH 26°00'26" EAST, 113.21 FEET, THENCE SOUTH 00°05'28" EAST, 435.20 FEET, THENCE SOUTH 50°32'49" WEST, 110.23 FEET TO A POINT SITUATE IN A CURVE SOUTHWESTERLY AND HAVING A RADIUS OF 280.00 FEET, THENCE NORTHWESTERLY AROUND AND ALONG THE ARC OF SAID CURVE, A DISTANCE OF 134.35 FEET SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 53°11'57" WEST, 133.07 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE NORTH 86°56'43" WEST, DISTANCE OF 93.68 FEET TO POINT OF CURVATURE OF A CURVE SOUTHERLY AND HAVING A RADIUS OF 380.00 FEET, THENCE WESTERLY AROUND AND ALONG THE ARC OF SAID CURVE, A DISTANCE OF 205.15 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°24'41" WEST, 202.67 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE SOUTH 82°07'22" WEST, A DISTANCE OF 123.39 FEET, THENCE NORTH 09°18'49" WEST, A DISTANCE OF 258.65 FEET, THENCE SOUTH 80°41'11" WEST, A DISTANCE OF 47.56 FEET, THENCE NORTH 09°18'49" WEST, DISTANCE OF 518.96 FEET TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 516,668 SQUARE FEET, MORE OR LESS IN AREA.

Less and except Phases 1 through 32 as more particularly described within the Declaration.