

**THIS INSTRUMENT PREPARED BY
AND UPON RECORDING, RETURN TO:**

Shannon Sheppard, Esq.
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100 N. Tampa Street, Suite 2050
Tampa, Florida 33602
(813) 223-3888
File No. 14959

Tax Parcel Identification Number:
06-04-25-007869-038-00

QUITCLAIM DEED

THIS QUITCLAIM DEED is made effective as of the 27th day of October, 2016, by **STANDARD PACIFIC OF TAMPA**, a Florida general partnership, successor by merger to Standard Pacific of Jacksonville, a Florida general partnership, f/k/a Coppenbarger Homes, a Florida general partnership ("**Grantor**"), whose address is 90 Fort Wade Road, Suite 100, Ponte Vedra, Florida 32081, to **MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government established under Chapter 190 of the Florida Statutes ("**Grantee**"), whose mailing address is c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

WITNESSETH:

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release and quitclaim unto Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the land situate, lying and being in Clay County, Florida and being more particularly described on **Exhibit "A"** attached hereto (the "**Property**").

TO HAVE AND TO HOLD the same, together with all improvements located on the Property, to the proper use and benefit of Grantee.

[signature page follows]

IN WITNESS WHEREOF, Grantor has duly executed this Quitclaim Deed effective on the date indicated above.

Witnesses:

GRANTOR:

STANDARD PACIFIC OF TAMPA, a Florida general partnership, successor by merger to Standard Pacific of Jacksonville, a Florida general partnership, f/k/a Coppenbarger Homes, a Florida general partnership

By: Standard Pacific of Tampa GP, Inc., a Delaware corporation, its managing general partner

Brenda Martin
Print Name: Brenda Martin

David Stenter
Print Name: David Stenter

By: Maurice Rudolph
Name: Maurice Rudolph
Title: Vice President of Land

STATE OF FLORIDA

COUNTY OF St John

The foregoing instrument was acknowledged before me this 27th day of October, 2016, by Maurice Rudolph as VP of Land of Standard Pacific of Tampa GP, Inc., a Delaware corporation, the managing general partner of Standard Pacific of Tampa, a Florida general partnership, successor by merger to Standard Pacific of Jacksonville, a Florida general partnership, f/k/a Coppenbarger Homes, a Florida general partnership, on behalf of said entities. He/She [☒] is personally known to me or [☐] produced _____ as identification.

(NOTARIAL SEAL)



NICKY MENDY
MY COMMISSION # FF 087734
EXPIRES: January 30, 2018
Bonded Thru Budget Notary Services

Nicky Mendy
NOTARY PUBLIC
Print Name: Nicky Mendy
My commission expires: 1/30/18

EXHIBIT "A"**PROPERTY**

A portion of Section 7, Township 4 South, Range 25 East, also being a portion of Tract B, Oakpoint at Oakleaf Plantation, as recorded in Plat Book 45, pages 59 through 65 of the Public Records of Clay County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the centerline of Live Oak Hollow Drive, a 50 foot right of way, as depicted on said Plat of Oakpoint at Oakleaf Plantation, with the centerline of Deer View Lane, an 80 foot right of way, per said Plat; thence Northwesterly along said centerline of Deer View Lane, and along the arc of a curve concave Southwesterly, having a radius of 800.00 feet, through a central angle of $09^{\circ}48'02''$, an arc length of 136.84 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $44^{\circ}05'50''$ West, 136.67 feet; thence North $54^{\circ}40'08''$ East, departing said centerline, 56.50 feet to the Southerly most corner of Lot 225, as depicted on said Plat, said point being the Point of Beginning.

From said Point of Beginning, thence North $50^{\circ}00'55''$ West, 128.36 feet to a point lying on the Southerly right of way line of Tower Oaks Drive, a variable width right of way, as depicted on said Plat, said point also lying on a curve concave Northerly, having a radius of 50.00 feet; thence Northeasterly along the arc of said curve and along said Southerly right of way line, through a central angle of $41^{\circ}15'11''$, an arc length of 36.00 feet to the Westerly most corner of said Lot 225, said arc being subtended by a chord bearing and distance of North $78^{\circ}15'26''$ East, 35.23 feet; thence South $35^{\circ}27'49''$ East, departing said Southerly right of way line and along the Westerly line of said Lot 225, a distance of 110.07 feet to the Point of Beginning,