

Prepared by and return to:

Matthew S. McAfee, Esquire  
Driver, McAfee, Hawthorne & Diebenow, PLLC  
One Independent Drive, Suite 1200  
Jacksonville, Florida 32202

**NOTE TO CLERK:** This instrument is exempt from the payment of documentary stamp tax pursuant to Chapter 12B-4.014(13), Florida Administrative Code.

### QUITCLAIM DEED

This Quitclaim Deed is made as of July 15 2024 by **PETERS CREEK INVESTMENTS, LLP**, a Florida limited liability partnership ("**Grantee**"), whose post office address is 1845 Town Center Boulevard, Suite 105, Fleming Island, Florida 32003 to **CLAY COUNTY**, a political subdivision of the State of Florida ("**Grantor**"), whose post office address is P.O. Box 1366, Green Cove Springs, Florida 32043.

[Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations and limited liability companies, wherever the context so admits or requires.]

**WITNESSETH**, Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release, and quitclaim unto Grantee all the right, title, interest, claim, and demand that Grantor has in and to certain land situated in Clay County, Florida as more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "**Property**").

**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 the Grantee forever.

*[remainder of page intentionally left blank; signature page follows]*

**IN WITNESS WHEREOF**, Grantor has caused this Quitclaim Deed to be executed as of the day and year first above written above.

Signed, sealed, and delivered  
in the presence of:

**GRANTOR:**

**PETERS CREEK INVESTMENTS, LLP**, a  
Florida limited liability partnership

Witness #1:

Leah Burnette

Print Name: Leah Burnette

Address: 1845 Town Center Blvd #105  
Fleming Island, FL 32003

By: Developers Three, Inc., a Florida  
corporation, its Partner

By:

Gerald R. Agresti

Name: Gerald R. Agresti

Witness #2:

Kelly Rizzarino Pomeo

Print Name: Kelly Rizzarino Pomeo

Address: 1845 Town Center Blvd #105  
Fleming Island, FL 32003

Title: President

STATE OF Florida

COUNTY OF Clay

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11 day of July, 2024, by Gerald R. Agresti, as the President of Developers Three, Inc., a Florida corporation, the Partner of **PETERS CREEK INVESTMENTS, LLP**, a Florida limited liability partnership, on behalf of the limited liability partnership. Such person ☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

{Notary Seal must be affixed}



Steffanie Plank  
Signature of Notary Public

Print Name: Steffanie Plank  
Notary Public, State and County aforesaid  
Commission No.: HH 367032  
My Commission Expires: 5/28/27

[Grantor's signature pages continue on following pages]

Signed, sealed, and delivered  
in the presence of:

Witness #1: [Signature]

Print Name: Leah Burnette

Address: 1845 Town Center Blvd #105  
Fleming Island, FL 32003

Witness #2: [Signature]

Print Name: Kelly Elizabeth Powell

Address: 1845 Town Center Blvd #105  
Fleming Island, FL 32003

# **GRANTOR:**

**PETERS CREEK INVESTMENTS, LLP**, a  
Florida limited liability partnership

By: The Paul E. and Ida Klare Reinhold  
Family Trust u/a dated 12/22/1965, its Partner

By: [Signature]

Name: George M. Egan

Title: Managing Representative for the Trust's  
investment in Peters Creek  
Investments, LLP, and on behalf of the  
Trustees

STATE OF Florida

COUNTY OF Clay

The foregoing instrument was acknowledged before me by means of ☒ physical presence  
or ☐ online notarization, this 15 day of July, 2024, by George M. Egan, as the Managing  
Representative for the Trust's investment in Peters Creek Investments, LLP, and on behalf of the  
Trustees of The Paul E. and Ida Klare Reinhold Family Trust u/a dated 12/22/1965, the Partner of  
**PETERS CREEK INVESTMENTS, LLP**, a Florida limited liability partnership, on behalf of  
the limited liability partnership. Such person ☒ is personally known to me or ☐ has produced  
\_\_\_\_\_ as identification.

{Notary Seal must be affixed}



[Signature]  
Signature of Notary Public

Print Name: Steffanie Plank  
Notary Public, State and County aforesaid  
Commission No.: HH367032  
My Commission Expires: 5/28/27

[Grantor's signature pages continue on following page]

Signed, sealed, and delivered  
in the presence of:

Witness #1:

Leah Burnette

Print Name:

Leah Burnette

Address: 1845 Town Center Blvd #105  
Fleming Island, FL 32003

Witness #2:

Kelly Fitzgerald-Rowell

Print Name:

Kelly Fitzgerald-Rowell

Address: 1845 Town Center Blvd #105  
Fleming Island, FL 32003

# **GRANTOR:**

**PETERS CREEK INVESTMENTS, LLP**, a  
Florida limited liability partnership

By: The Klare N. Reinhold Irrevocable Trust  
u/a dated 12/22/1967, its Partner

By:

George M. Egan

Name: George M. Egan

Title: Managing Representative for the Trust's  
investment in Peters Creek  
Investments, LLP, and on behalf of the  
Trustees

STATE OF Florida

COUNTY OF Clay

The foregoing instrument was acknowledged before me by means of ☒ physical presence  
or ☐ online notarization, this 15 day of July, 2024, by George M. Egan, as the Managing  
Representative for the Trust's investment in Peters Creek Investments, LLP, and on behalf of the  
Trustees of The Klare N. Reinhold Irrevocable Trust u/a dated 12/22/1967, the Partner of **PETERS  
CREEK INVESTMENTS, LLP**, a Florida limited liability partnership, on behalf of the limited  
liability partnership. Such person ☒ is personally known to me or ☐ has produced  
\_\_\_\_\_ as identification.

{Notary Seal must be affixed}



Steffanie Plank  
Signature of Notary Public

Print Name: Steffanie Plank  
Notary Public, State and County aforesaid  
Commission No.: HH 367032  
My Commission Expires: 5/28/27

[end of Grantor's signature pages]

**EXHIBIT A**

**Legal Description of the Property**

A PORTION OF WILLOW SPRINGS PHASE 2 TRACT "A" PLAT BOOK 66 PAGE 11, CLAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT "A" ALONG THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 315 (A VARIABLE RIGHT OF WAY AS PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION NO. 71507-2601); THENCE DEPARTING THE SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 00°11'44" EAST ALONG THE EAST LINE OF SAID TRACT "A" A DISTANCE OF 55.00 FEET; THENCE SOUTH 89°33'28" WEST A DISTANCE OF 235.06 FEET TO THE EASTERLY LINE OF PLAT BOOK 67 PAGE 21; THENCE NORTH 00°26'33" WEST ALONG SAID EAST LINE OF SAID PLAT A DISTANCE OF 55.00 FEET TO THE SAID SOUTHERLY RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY NORTH 89°33'28" EAST A DISTANCE OF 235.30 FEET TO THE POINT OF BEGINNING.