

Prepared by and after
recording return to:
Jason C. Hill
Rogers Towers, P.A.
100 whetstone Place, Suite 200
St. Augustine, FL 32086
jhill@rtlaw.com

NOTE TO CLERK: THIS IS A CONVEYANCE OF COMMON AREAS FOR NO CONSIDERATION AND
ACCORDINGLY IS SUBJECT TO NOMINAL DOCUMENTARY STAMP TAXES.

QUIT CLAIM DEED

(Common Areas/Beachwalk)

THIS QUIT CLAIM DEED is made this 12th day of September, 2024, by **RICHMOND AMERICAN HOMES OF FLORIDA, LP**, a Colorado limited partnership, whose post office address is 10255 Fortune Parkway, Suite 150, Jacksonville, Florida 32256 ("**Grantor**"), in favor of **BEACHWALK FLAGLER HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose address is 461 A1A Beach Boulevard, St. Augustine, Florida 32080 ("**Grantee**").

W I T N E S S E T H :

GRANTOR, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has remised, released and quit-claimed, and by these presents does hereby remise, release and quit-claim unto Grantee and its successors and assigns, forever the land, situate, lying and being in Flagler County, Florida, and being more particularly described as follows (the "**Property**"):

All of TRACTS "A", "B", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", and all private RIGHT-OF-WAYS, as identified in that certain Plat of Beachwalk comprised of a portion of Section 40, Township 10 South, Range 31 East, Flagler County, Florida, as recorded in the Plat thereof in Plat Book 40, Pages 26 through 27 of the Public Records for Flagler County, Florida.

TO HAVE AND TO HOLD said Property, 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, its successors and assigns forever.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name the day and year first above written.

WITNESSES:

Lindsey Fedick
 Printed Name: Lindsey Fedick
 Witness Address: 10255 Fortune
Pkwy Ste. 150 Jax, FL 32256

Mark Iskandar
 Printed Name: Mark Iskandar
 Witness Address: 10255 Fortune
Pkwy Suite 150 Jax, FL 32256

GRANTOR:

RICHMOND AMERICAN HOMES OF FLORIDA, LP, a Colorado limited partnership

By: RAH of Florida, Inc., a Colorado corporation, as its General Partner

By: Alex Allison
 Printed Name: Alex Allison
 Its: VP Land & Forward Planning

STATE OF FLORIDA)
)
 COUNTY OF Duval)

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization this 12th day of September, 2024, by Alex Allison, as VP Land & Forward Planning of RAH of Florida, Inc., a Colorado corporation, as General Partner for Richmond American Homes of Florida, LP, a Colorado limited partnership, on behalf of said partnership. He is: ☒ is personally known to me, or ☐ has produced valid drivers' licenses as identification.



TERESAL COLE
 Commission # HH 099745
 Expires May 18, 2025
 Bonded Thru Budget Notary Services

Teresal Cole
 Name: Teresal Cole
 Notary Public, State of Florida
 Commission No. HH099745
 My commission expires: 5/18/2025