

Prepared By/Return To:
Jay W. Livingston, Esq.
Livingston & Sword, P.A.
391 Palm Coast Parkway SW #1
Palm Coast, Florida 32137

Parcel I.D. #:
27-10-30-4260-00000-0C10
27-10-30-4260-00000-0C20
27-10-30-4260-00000-0C50
27-10-30-4260-00000-0C60
27-10-30-4260-00000-0C80

PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION

**QUITCLAIM DEED
(COMMON AREA)**

THIS QUITCLAIM DEED is made as of the 25 day of April, 2023 by **Matanzas Lakes, LLC, a Florida Limited Liability Company**, whose address is 185 Cypress Point Parkway, Palm Coast, Florida 32164 ("Grantor") to **Matanzas Lakes Homeowners Association, Inc., a Florida Not-For-Profit Corporation**, whose address is 185 Cypress Point Parkway, Palm Coast, Florida 32164 ("Grantee").

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of \$10.00 and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, all those certain tracts or parcels of land in Flagler County, Florida, as more particularly described as follows:

TRACTS "C-1", "C-2", "C-5", "C-6", AND "C-8", OF THE SUBDIVISION PLAT OF MATANZAS LAKES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 39, PAGES 32 THROUGH 35, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

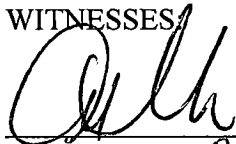
TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2023 and subsequent years; and to all applicable zoning ordinances and or restrictions and prohibitions imposed by government authorities, if any; which reference hereto shall not operate to reimpose same.

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

WITNESSES:



Print Name:

April M. Cote



Print Name:

Amanda Leonard

GRANTOR:

Matanzas Lakes, LLC

A Florida Limited Liability Company

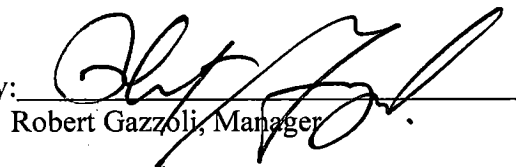
By: Coastal Atlantic Holdings, LLC

It's Managing Member

By: Seagate Management LLC

It's Manager

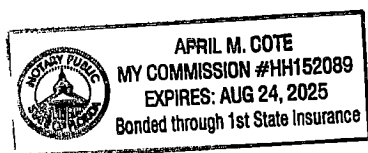
By:


Robert Gazzoli, Manager

STATE OF FLORIDA

COUNTY OF FLAGLER

The foregoing instrument was sworn and acknowledged before me by X means of physical presence or online notarization, on the 25th day of April, 2023 by Robert Gazzoli, Manager of Seagate Management, LLC, which is the Manager of Seagate Management LLC, a Florida Limited Liability Company, which is the Manager of Coastal Atlantic Holdings, LLC, a Florida Limited Liability Company, which is the Managing Member of Matanzas Lakes, LLC, a Florida Limited Liability Company, on behalf of Matanzas Lakes, LLC. He is X personally known to me or has produced a driver's license as identification.




NOTARY PUBLIC

My Commission Expires: 8-24-2025