

THIS INSTRUMENT PREPARED BY:

S. Todd Merrill, Esq.
Taylor Morrison
3030 Rocky Pointe Drive
Suite 710
Tampa, FL 33607
(this document was prepared without
the benefit of a title examination)

Parcel ID Nos.:

See **Exhibit B**

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

QUIT CLAIM DEED

THIS QUIT CLAIM DEED (this "**Deed**"), effective as of the 5th day of June, 2023, by **AVH NORTH FLORIDA, LLC.**, a Florida limited liability company, having a mailing address at 4900 North Scottsdale Road, Ste. 2000, Scottsdale, Arizona 85251 (the "**Grantor**"), to **KINGSLEY CREEK HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation (the "**Association**"), having a mailing address at 7785 Baymeadows Way, Suite 105, Jacksonville, FL 32256.

RECITALS:

A. In connection with the residential subdivision in Nassau County known as Kingsley Creek (the "**Community**"), that certain Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Kingsley Creek was recorded in Instrument No. 201945040321 and in Official Records Book 2326 at Page 1592, as amended by virtue of Supplemental Declaration to the Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Kingsley Creek recorded in Instrument No. 202045035279 and in Official Records Book 2405 at Page 369, and as amended by virtue of the Second Supplement to the Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Kingsley Creek recorded contemporaneously with this Deed; as further amended from time to time, all recorded in the Public Records of Nassau County, Florida (collectively, the "**Declaration**").

B. Grantor is the Declarant under the Declaration.

C. Pursuant to the Declaration, the Common Areas (as defined in the Declaration) within the Community which are the maintenance responsibility of Association are to be conveyed to Association.

NOW THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars (US \$10.00) in hand paid by Association to Grantor, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged by Grantor, hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto Association, Association's successors and/or assigns, all of the right, title, and interest that Grantor has in and

to the following described real property located in Nassau County, Florida, to-wit (the "Property"):

See Exhibit A attached hereto and made a part hereof.


TO HAVE AND TO HOLD the same unto Association in fee simple, forever, together with all and singular the appurtenances thereunto belonging or in anyway appertaining, and all the estate, right, title, interest and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Association and Association's successors and assigns forever, and "as is" without any representations or warranties, express or implied, in fact or by law, as to the condition or fitness of the property conveyed hereto and improvements thereon.

Wherever used herein, the terms "Grantor" and "Association" shall be deemed to include all of the parties to this Deed and the legal representatives, successors and assigns of each such party. The singular shall be deemed to include the plural, and vice versa, where the context so permits.

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

WITNESSES:

"GRANTOR"


Print Name: Anne Swaiby

AVH NORTH FLORIDA, LLC., a Florida limited liability company


Print Name: Michael Owens

By: 
Name: G. Christopher McKinney
Title: Vice President

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 5th day of June, 2023, by G. Christopher McKinney, as Vice President of **AVH NORTH FLORIDA, LLC.**, a Florida limited liability company, on behalf of said entity. Said person is personally known to me.



Carrolline Felver
Comm.: HH 156959
My Commission Expires:
Nov. 6, 2025



Print Name: Carrolline Felver
Notary Public, State of Florida
Commission No.: HH 156959
My Commission Expires: 11/06/25

EXHIBIT A

LEGAL DESCRIPTIONS

All Private Roadways shown on the plat of **BARNWELL MANOR – PHASE 1**, according to the plat thereof, as recorded in Plat Book 8 at Page 293, of the Public Records of Nassau County, Florida; including but not limited to: Sandown Drive, Helena Lane, Raintree Court and Goodwood Drive. Less and except any portions thereof replatted into other plats or vacated by Resolutions, if any;

Tracts 5, 6, 7, 8, 9, 11, 13, 14, 15, 16, 29 and 30 of **BARNWELL MANOR – PHASE 1**, according to the plat thereof, as recorded in Plat Book 8 at Page 293, of the Public Records of Nassau County, Florida; less and except any portions thereof replatted into other plats or vacated by Resolutions, if any;

All Private Roadways shown on the plat of **BARNWELL MANOR – PHASE 2**, according to the plat thereof, as recorded in Official Records Book 2362 at Page 1884, of the Public Records of Nassau County, Florida; including but not limited to: Sandown Drive, Newmarket Lane, Epsom Court and Goodwood Drive. Less and except any portions thereof replatted into other plats or vacated by Resolutions, if any;

Tracts 17, 19, 20, 21, 22 and 23 of **BARNWELL MANOR – PHASE 2**, according to the plat thereof, as recorded in Official Records Book 2362 at Page 1884, of the Public Records of Nassau County, Florida; less and except any portions thereof replatted into other plats or vacated by Resolutions, if any;

All Private Roadways shown on the plat of **BARNWELL MANOR – PHASE 3**, according to the plat thereof, as recorded in Official Records Book 2445 at Page 770, of the Public Records of Nassau County, Florida; including but not limited to: Cope Court, Cheltenham Lane and Shipton Lane. Less and except any portions thereof replatted into other plats or vacated by Resolutions, if any; and

Tracts 1, 2, 3, 4, 12 and 24 of **BARNWELL MANOR – PHASE 3**, according to the plat thereof, as recorded in Official Records Book 2445 at Page 770, of the Public Records of Nassau County, Florida; less and except any portions thereof replatted into other plats or vacated by Resolutions, if any.

EXHIBIT B
PARCEL ID NOS.

39-2N-28-0141-00RW-0000
39-2N-28-0141-00T1-0000
39-2N-28-0141-00T2-0000
39-2N-28-0141-00T3-0000
39-2N-28-0141-00T4-0000
39-2N-28-0141-00T5-0000
39-2N-28-0141-00T6-0000
39-2N-28-0141-00T7-0000
39-2N-28-0141-00T8-0000
39-2N-28-0141-00T9-0000
39-2N-28-0141-0T11-0000
39-2N-28-0141-0T12-0000
39-2N-28-0141-0T13-0000
39-2N-28-0141-0T14-0000
39-2N-28-0141-0T15-0000
39-2N-28-0141-0T16-0000
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39-2N-28-0141-TR19-0000
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39-2N-28-0141-TR21-0000
39-2N-28-0141-TR22-0000
39-2N-28-0141-TR23-0000
39-2N-28-0141-0T24-0000
39-2N-28-0141-0T29-0000
39-2N-28-0141-0T30-0000