

PREPARED WITHOUT BENEFIT OF  
TITLE EXAMINATION OR OPINION  
AS TO MATTERS AFFECTING TITLE BY:  
THOMAS D. JENKS, ESQ.  
GUNSTER, YOAKLEY & STEWART, P.A.  
1 INDEPENDENT DRIVE, SUITE 2300  
JACKSONVILLE, FL 32202

**NOTE TO CLERK: MINIMUM DOCUMENTARY STAMP TAXES ARE BEING PAID  
ON THIS DEED AS THIS CONVEYANCE WAS MADE FOR NO CONSIDERATION.**

**QUIT CLAIM DEED**

**[CORAL RIDGE]**

**THIS QUIT CLAIM DEED** is made and executed as of the 3<sup>rd</sup> day of March, 2023, by **SONOC COMPANY, LLC**, a Delaware limited liability company (“Grantor”), whose address is 4310 Pablo Oaks Court, Jacksonville, Florida 32224, to **CORAL RIDGE AT NOCATEE HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose address is 4314 Pablo Oaks Court, Jacksonville, Florida 32224 (“Grantee”)

**WITNESSETH**, that Grantor, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, hereby remises, releases, and quitclaims to Grantee, and Grantee’s successors and assigns forever, all of the right, title, interest, claim, and demand which Grantor has in the real property in St. Johns County, Florida more particularly described by **Exhibit “A”** attached hereto (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, claim, and demand whatsoever of Grantor, either in law or equity, to the only proper use, benefit, and behoof of Grantee.

Grantee accepts the Property and any improvements located on the Property in their “as is” “where is” “with all faults” condition.

Grantor hereby reserves for itself and its officers, employees, agents, invitees, contractors and subcontractors, successors, assigns and designees, perpetual easements over and across the Property for the purposes of ingress and egress, access to and from, installation, repair, maintenance and replacement of utility lines and equipment, including, but not limited to, water, sewer, reuse, electric, gas, cable television, telephone, telecommunications lines and equipment, and the performance of any obligations required under applicable laws, rules, regulations, ordinances, permits and approvals.

***[This space intentionally left blank]***

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

GRANTOR:

Signed, sealed and delivered in the presence of:

Julie Baugus  
Julie Baugus  
(Print Name)

SONOC COMPANY, LLC,  
a Delaware limited liability company

By: [Signature]  
Print Name: Harry D. Francis  
Print Title: V.P.

Dawn Bartman  
Dawn Bartman  
(Print Name)

STATE OF FLORIDA        }  
  }SS  
COUNTY OF DUVAL        }

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of March, 2023, by means of  physical presence or  online notarization by Harry D. Francis, as V.P. of SONOC COMPANY, LLC, a Delaware limited liability company, on behalf of the company.



Tina E. Miller  
Print: Tina E. Miller  
NOTARY PUBLIC  
State of Florida at Large  
Commission # \_\_\_\_\_  
My Commission Expires:  
Personally Known   
or Produced I.D. \_\_\_\_\_  
[check one of the above]  
Type of Identification Produced  
\_\_\_\_\_

**GRANTEE:**

Signed, sealed and delivered  
in the presence of:

Julie Baugus  
Julie Baugus  
(Print Name)

**CORAL RIDGE AT NOCATEE  
HOMEOWNERS ASSOCIATION, INC.,** a  
Florida not-for-profit corporation

By: [Signature]  
Print Name: Gregory J. Barbour  
Print Title: President

Dawn Bartman  
Dawn Bartman  
(Print Name)

STATE OF FLORIDA        }  
  }SS  
COUNTY OF DUVAL        }

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of March,  
2023, by means of  physical presence or  online notarization by Gregory J. Barbour,  
as President of **CORAL RIDGE AT NOCATEE HOMEOWNERS  
ASSOCIATION, INC.**, a Florida not-for-profit corporation, on behalf of the corporation.



Tina E Miller  
Print: Tina E Miller  
NOTARY PUBLIC  
State of Florida at Large  
Commission # \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
Personally Known   
or Produced I.D. \_\_\_\_\_  
[check one of the above]  
Type of Identification Produced \_\_\_\_\_

**EXHIBIT "A"****PROPERTY****Tract "D-1"**

A portion of Tract "D", as depicted on Coral Ridge at Nocatee Phase 1, a plat recorded in Map Book 118, pages 1 through 16, of the Public Records of St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwestern corner of said Coral Ridge at Nocatee Phase 1, said corner lying on the Southerly right of way line of Conservation Trail, a variable width right of way as presently established; thence Easterly along said Southerly right of way line the following 4 courses: Course 1, thence Easterly along the arc of a curve concave Northerly having a radius of 683.00 feet, through a central angle of  $13^{\circ}12'42''$ , an arc length of 157.49 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North  $80^{\circ}15'32''$  East, 157.14 feet; Course 2, thence Easterly along the arc of a curve concave Southerly having a radius of 2454.00 feet, through a central angle of  $06^{\circ}12'02''$ , an arc length of 265.57 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $76^{\circ}45'12''$  East, 265.44 feet; Course 3, thence South  $85^{\circ}58'21''$  East, along a non-tangent line, 51.06 feet to a point on a non-tangent curve concave Southerly having a radius of 2442.00 feet; Course 4, thence Easterly along the arc of said curve, through a central angle of  $02^{\circ}07'30''$ , an arc length of 90.57 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North  $82^{\circ}04'39''$  East, 90.56 feet.

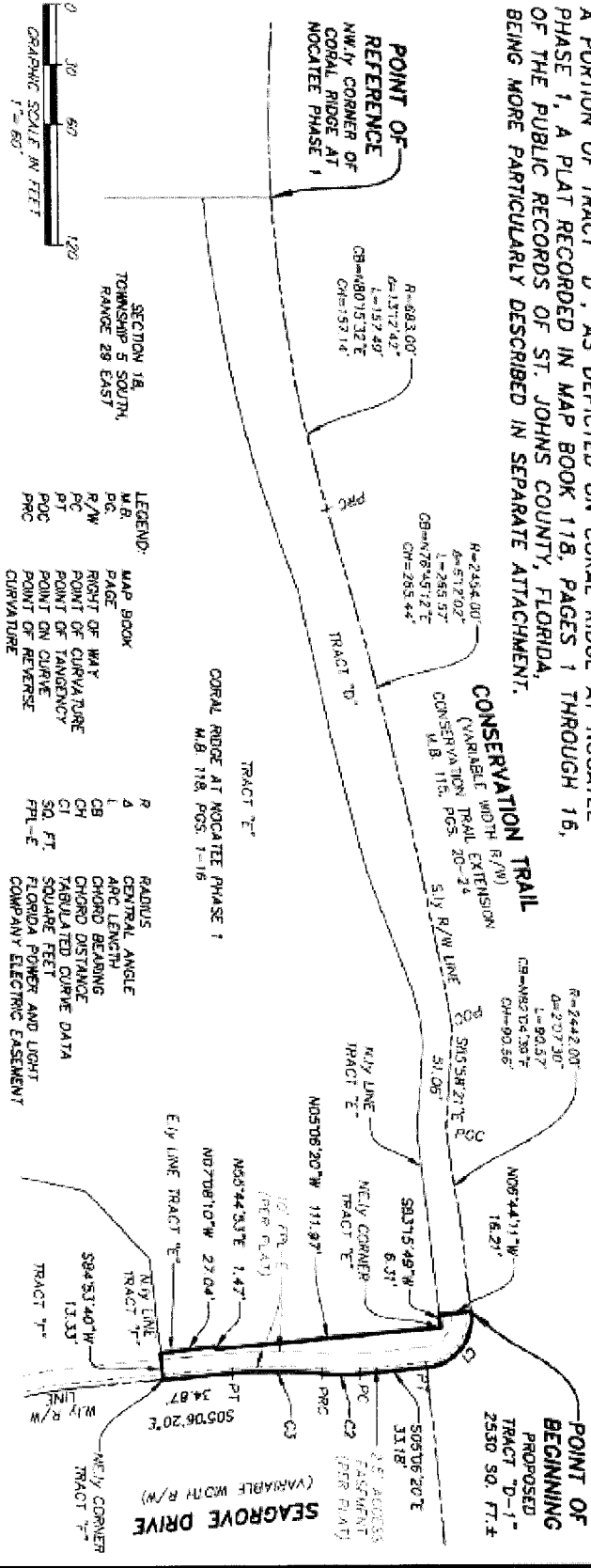
From said Point of Beginning, thence Southeasterly, continuing along said Southerly right of way line, along the Westerly right of way line of Seagrove Drive, a variable width right of way as presently established, and along the arc of a curve concave Southwesterly having a radius of 25.00 feet, through a central angle of  $91^{\circ}45'16''$ , an arc length of 40.04 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $50^{\circ}58'58''$  East, 35.89 feet; thence Southerly, along said Westerly right of way line, the following 4 courses: Course 1, thence South  $05^{\circ}06'20''$  East, 33.18 feet to the point of curvature of a curve concave Westerly having a radius of 100.00 feet; Course 2, thence Southerly along the arc of said curve, through a central angle of  $10^{\circ}56'03''$ , an arc length of 19.08 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South  $00^{\circ}21'41''$  West, 19.05 feet; Course 3, thence Southerly along the arc of a curve concave Easterly having a radius of 230.50 feet, through a central angle of  $10^{\circ}56'03''$ , an arc length of 43.99 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $00^{\circ}21'41''$  West, 43.92 feet; Course 4, thence South  $05^{\circ}06'20''$  East, 34.87 feet to the Northeasterly corner of Tract "F", as depicted on said Coral Ridge at Nocatee Phase 1; thence South  $84^{\circ}53'40''$  West, departing said Westerly right of way line and along the Northerly line of said Tract "F", 13.33 feet to a point lying on the

**Tract "D-1" (continued)**

Easterly line of Tract "E", as depicted on said Coral Ridge at Nocatee Phase 1; thence Northerly, along said Easterly line, the following 3 courses: Course 1, thence North  $07^{\circ}08'10''$  West, departing said Northerly line, 27.04 feet; Course 2, thence North  $55^{\circ}44'53''$  East, 1.47 feet; Course 3, thence North  $05^{\circ}06'20''$  West, 111.97 feet to the Northeasterly corner thereof; thence South  $83^{\circ}15'49''$  West, along the Northerly line of said Tract "E", 6.31 feet; thence North  $06^{\circ}44'11''$  West, departing said Northerly line, 16.21 feet to the Point of Beginning.

Containing 2530 square feet, more or less.

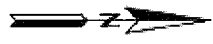
**SKETCH TO ACCOMPANY DESCRIPTION OF A PORTION OF TRACT "D", AS DEPICTED ON CORAL RIDGE AT NOCATEE PHASE 1, A PLAT RECORDED IN MAP BOOK 118, PAGES 1 THROUGH 16, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	25.00'	91°45'16"	40.04'	S50°56'58"E	35.89'
C2	100.00'	10°56'03"	19.08'	S00°21'41"W	19.05'
C3	210.50'	10°56'03"	43.98'	S00°21'41"W	43.92'

1) THIS IS NOT A SURVEY.  
2) BEARINGS BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF CONSERVATION TRAIL AS BEING SOUTH 85°56'21" EAST.



**ETM**  
Surveying & Mapping, Inc.  
VISION • EXPERIENCE • RESULTS

14775 Old St. Augustine Road, Jacksonville, FL 32258  
Tel: (904) 642-8950 Fax: (904) 642-4165  
Certificate of Authorization No. LB 3624

SCALE: 1"=60'  
DATE: FEBRUARY 1, 2023  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LS No. 6284

Digital Signature By:  
Darron J. Kelly

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.