

PREPARED BY AND RETURN TO:  
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724-7800

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JIM FULLER  
CLERK CIRCUIT COURT  
DUVAL COUNTY  
RECORDING \$ 9.00  
TRUST FUND \$ 1.50  
DEED DOC STAMP \$ 0.70  
REC ADDITIONAL \$ 8.00

RE TAX FOLIO NUMBER: 107123-1005 + 107123-015  
107123-1705  
107123-2600

**QUIT-CLAIM DEED**

September 2

THIS QUIT-CLAIM DEED dated July 2, 2004 is entered into by and between **SOUTH EAST DEVELOPMENT ASSOCIATES, INC.**, a Florida corporation 2120 Corporate Square Boulevard, Suite 3, Jacksonville, FL 32216 ("Grantor"), and **CRESTWICK CROSSING HOMEOWNERS ASSOCIATION, INC.**, a Florida not for profit corporation, with tax I.D. # 59-3715599 and a mailing address of 2120 Corporate Square Boulevard, Suite 3, Jacksonville, FL 32216 ("Grantee").

**RECITALS:**

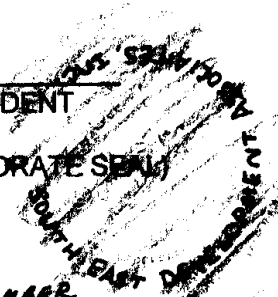
**GRANTOR** for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby convey, bargain and sell unto Grantee, its successors and assigns, all of Grantor's interest in and to the real property more particularly described as on Exhibit A attached hereto and made a part hereof ("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 in equity, to the only proper use, benefit and behoof of Grantee forever.

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

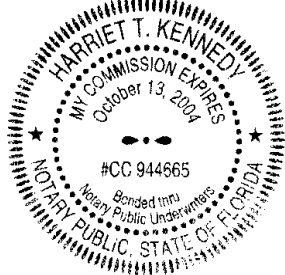
[Signature]  
Print Name: Shirley M. Lesmar  
[Signature]  
Print Name: Jill Lambert

**SOUTH EAST DEVELOPMENT ASSOCIATES, INC.**, a Florida corporation  
By: [Signature]  
**JOHN A. SEMANIK, PRESIDENT**  
(CORPORATE SEAL)



STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 2 day of SEPTEMBER, 2004, by **JOHN A. SEMANIK**, as President of **SOUTH EAST DEVELOPMENT ASSOCIATES, INC.**, a Florida corporation,  who is personally known to me or  has produced \_\_\_\_\_ as identification



[Signature]  
Print Name: HARRIET T. KENNEDY  
Notary Public, State of Florida at Large  
Commission No.: #CC 944665  
My Commission Expires: 10/13/04

EXHIBIT A  
TO  
QUIT CLAIM DEED

TRACTS A, C AND ALL PRIVATE EASEMENTS AND PRIVATE DRAINAGE EASEMENTS OF CRESTWICK CROSSING – UNIT ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 53, AT PAGE 91 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

*TOGETHER WITH:*

TRACT A AND ALL PRIVATE DRAINAGE EASEMENTS OF CRESTWICK CROSSING – UNIT TWO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 55, AT PAGE 19 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

*TOGETHER WITH:*

TRACT A AND ALL PRIVATE DRAINAGE EASEMENTS OF CRESTWICK CROSSING – UNIT THREE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 55, AT PAGE 45 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.