

THIS INSTRUMENT PREPARED  
BY/RETURN TO:  
Kenneth Y. Gordon, Esq.  
WCI Communities, Inc.  
24301 Walden Center Drive  
Bonita Springs, FL 34134

Property I.D. No.: 057474.0000 & 056776.0000

Recording in-process  
4.40 Acres +/-  
SW Lake parcel B  
(includes Garden  
Center)

**QUIT-CLAIM DEED**

THIS QUIT-CLAIM DEED is made this 4th day of December, 2008 by WCI COMMUNITIES, INC., a Delaware corporation, as successor to by merger with Sunmark Communities Corp., a Florida corporation, as successor to by name change from W-G Development Corp., a Florida corporation, whose mailing address is 24301 Walden Center Drive, Bonita Springs, Florida 34134 (the "Grantor"), to SUN CITY CENTER WEST MASTER ASSOCIATION, INC., a Florida not-for-profit corporation, whose mailing address is 2020 Clubhouse Drive, Sun City Center, Florida 33573 (the "Grantee").

**WITNESSETH:**

That the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby remises, releases and quit-claims unto Grantee forever all of the right, title, interest, claim and demand which Grantor has in and to the following described land (the "Property"), situate, lying and being in the County of Hillsborough, State of Florida, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Subject to easements, reservations, restrictions, covenants, conditions and agreements of record, if any, and taxes and assessments for 2008 and subsequent years;

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in any wise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only property use, benefit and behoof of Grantee.

IN WITNESS WHEREOF, the Grantor has executed this Quit-Claim Deed in its name by its proper officer thereunto duly authorized, the day, month and year first above written.

Signed, Sealed and Delivered  
in the presence of:

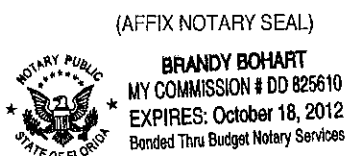
WCI COMMUNITIES, INC.  
a Delaware corporation

[Signature]  
Print Name: Frances A. Amann  
[Signature]  
Print Name: Cathy Kurek

By: [Signature]  
Name: Robert A. King  
Title: Vice President

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing Quit Claim Deed was acknowledged before me this 4th day of December, 2008, by Robert A. King, as Vice President of WCI Communities, Inc., a Delaware corporation, on behalf of the corporation. He is personally known to me or has produced his \_\_\_\_\_ as identification.



[Signature]  
Notary Public  
Print Name: Brandy Bohart  
My Commission Expires: October 18, 2012

CONSENT AND ACCEPTANCE

SUN CITY CENTER WEST MASTER ASSOCIATION, INC., a Florida not-for-profit corporation, whose mailing address is 2020 Clubhouse Drive, Sun City Center, Florida 33573 (the "Association"), does hereby consent to the conveyance of the Property from WCI COMMUNITIES, INC., to the Association and does hereby accept the conveyance of the Property.

Signed, sealed and delivered  
in our presence:

*Cathy Kurek*  
Signature  
Cathy Kurek  
Printed Name

*Dana Lin Phillips*  
Signature  
DANA LIN PHILLIPS  
Printed Name

SUN CITY CENTER WEST  
MASTER ASSOCIATION, INC.  
a Florida not-for-profit corporation

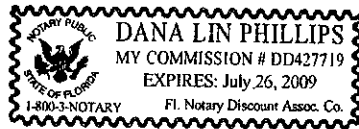
By: *Harold Scott*  
Print: Harold Scott  
Title: Vice President

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 12 day of DEC., 2008 by Harold Scott, as Vice President of the SUN CITY CENTER WEST MASTER ASSOCIATION, INC., a Florida not-for-profit corporation on behalf of said corporation. He is personally known to me or has produced his \_\_\_\_\_, as identification.

(AFFIX SEAL)

*Dana Lin Phillips*  
Notary Public - State of Florida  
Printed Name: DANA LIN PHILLIPS  
Commission Expires: July 26, 2009  
Commission No.: DD 427719



MERIDIAN ASSUMED

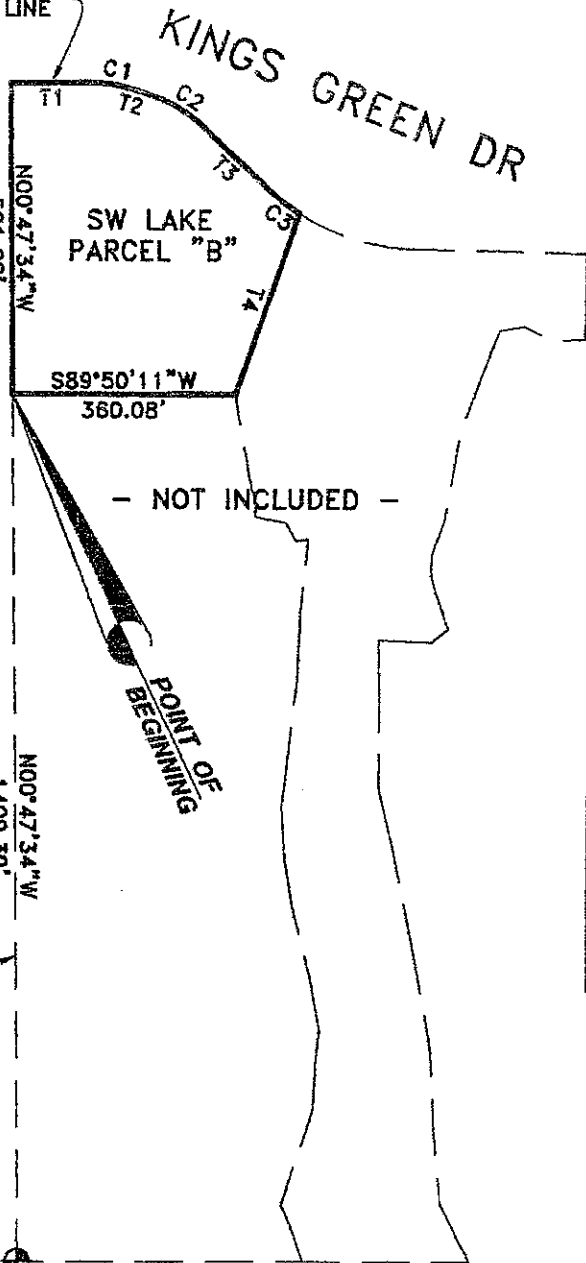
# DESCRIPTION SKETCH

EXHIBIT "A"  
Page 6 of 11

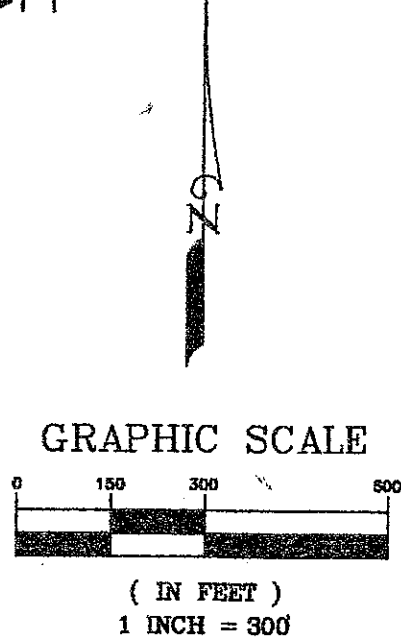
SOUTH RIGHT-OF-WAY LINE

36TH ST SE

WEST BOUNDARY - NW 1/4 - SECTION 23



CURVE TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	210.00'	16°28'10"	60.36'	60.16'	S82°33'29"E
C2	237.00'	27°58'42"	115.73'	114.58'	S60°20'03"E
C3	350.00'	10°36'17"	64.78'	64.69'	S51°38'51"E



TANGENT TABLE		
NO.	BEARING	DISTANCE
T1	N89°12'26"E	128.14'
T2	S74°19'24"E	28.29'
T3	S46°20'42"E	138.82'
T4	S18°34'15"W	310.00'

SW CORNER  
NW 1/4 -  
SECTION 23

SHEET 1 OF 2

DESCRIPTION SKETCH

I CERTIFY THAT THIS PLAT MEETS OR EXCEEDS THE MINIMUM STANDARD REQUIREMENTS OF CHAPTER 61G17-8 FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472

DARRELL COPELAND

*Darrell Copeland*  
FLA. REG. SURVEYOR 4529 DATE 7-1-08

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ JOB NO. 08-107

CERTIFIED TO:

**WCI** Communities, Inc



**D&E SURVEYING, INC.**

111 FLAMINGO DRIVE  
APOLLO BEACH, FLORIDA 33572  
(LB#4887) (813) 645-3098

DATE

7-1-08

DWG.

A.R.B.

CHECKED

D.W.C.

FILE NO.

L - 675B

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

# DESCRIPTION SKETCH

EXHIBIT "A"  
Page 7 of 11

**DESCRIPTION: SW LAKE PARCEL "B"**

A parcel of land lying in Sections 23, Township 32 South, Range 19 East, Hillsborough County, Florida, explicitly described as follows:

Commence at the SW corner of the NW 1/4 of said Section 23; thence on the west boundary thereof N00°47'34"W, a distance of 1409.30 feet for a POINT OF BEGINNING; thence continue on said west boundary N00°47'34"W, a distance of 501.28 feet to the intersection of the south right-of-way line of Kings Green Drive; thence on said right-of-way line the following six (6) courses: 1) N89°12'26"E, a distance of 128.14 feet to the beginning of a curve concave southwesterly having a radius of 210.00 feet and a central angle of 16°28'10"; 2) on the arc of said curve a distance of 60.36 feet, said arc subtended by a chord which bears S82°33'29"E a distance of 60.16 feet to the curve's end; 3) S74°19'24"E, a distance of 28.29 feet to the beginning of a curve concave southwesterly having a radius of 237.00 feet and a central angle of 27°58'42"; 4) on the arc of said curve a distance of 115.73 feet, said arc subtended by a chord which bears S60°20'03"E a distance of 114.58 feet to the curve's end; 5) S46°20'42"E, a distance of 138.82 feet to the beginning of a curve concave northeasterly having a radius of 350.00 feet and a central angle of 10°36'17"; 6) on the arc of said curve a distance of 64.78 feet, said arc subtended by a chord which bears S51°38'51"E a distance of 64.69 feet; thence S18°34'15"W, a distance of 310.00 feet; thence S89°50'11"W, a distance of 360.08 feet to the POINT OF BEGINNING.

Containing 4.40 acres, more or less.

**NOTES:**

- 1) D & E SURVEYING, INC. AND CERTIFYING LAND SURVEYOR, ACCEPT NO RESPONSIBILITY FOR RIGHTS OF WAY, EASEMENTS, RESTRICTIONS, OR OTHER MATTERS AFFECTING TITLE TO LANDS SURVEYED, OTHER THAN THOSE RECITED IN CURRENT DEED AND/OR OTHER INSTRUMENTS OF RECORD FURNISHED BY CLIENT.

SHEET 2 OF 2

DESCRIPTION SKETCH

I CERTIFY THAT THIS PLAT MEETS OR EXCEEDS THE MINIMUM STANDARD REQUIREMENTS OF CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472

**DARRELL COPELAND**

*Darrell Copeland*  
FLA. REG. SURVEYOR 45290 DATE 7-1-08

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ JOB NO. 08-107

CERTIFIED TO:

WCI Communities, Inc

**D&E SURVEYING, INC.**  
111 FLAMINGO DRIVE  
APOLLO BEACH, FLORIDA 33572  
(LB#4887) (813) 645-3098

DATE 7-1-08	DWG. A.R.B.	CHECKED D.W.C.	FILE NO. L-6758
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