

PREPARED BY AND RETURN TO:

Christian F. O'Ryan, Esq.
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.
401 East Jackson Street, Suite 2200
Tampa, Florida 33602

INSTRUMENT#: 2018148663, O BK 25695
PG 1467-1469 04/17/2018 at 01:17:04 PM, DOC
TAX PD(F.S.201.02) \$0.70 DEPUTY CLERK:
ADUPREE Pat Frank, Clerk of the Circuit Court
Hillsborough County

Purchase Price: \$10.00
Documentary Stamps: \$ 0.70

-----SPACE ABOVE THIS LINE RESERVED FOR RECORDING DATA-----

QUITCLAIM DEED

THIS QUITCLAIM DEED, made this 17th day of April, 2018, between **M/I HOMES OF TAMPA, LLC**, a Florida limited liability company, whose address is 4343 Anchor Plaza Parkway, Suite 200, Tampa, Florida 33634 (the "Grantor"), and **TOWNHOMES OF WEST LAKE COMMUNITY ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose address is 4343 Anchor Plaza Parkway, Suite 200, Tampa, Florida 33634 (the "Grantee").

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt of which is hereby acknowledged, has remised, released and quitclaimed, and by this deed does remise, release and quitclaim unto the Grantee and the assigns of the Grantee forever, all of the right, title and interest, claim and demand which the Grantor has in and to the real property situate in Hillsborough County, Florida and legally described on Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

Subject to any covenants, easements and restrictions of record, if any, with all not specifically reimposed hereby.

Subject to taxes for the year 2018 and thereafter.

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

The tax folio identification numbers for the property are: 004037-6364 and a portion of 004037-6622.

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

WITNESSES:

"GRANTOR"

M/I HOMES OF TAMPA, LLC, a Florida limited liability company

Betty Valenti
Print Name: BETTY VALENTI

By: [Signature]
Name: Mark Spada
Title: Vice President

[Company Seal]

[Signature]
Print Name: KARA SIKORSKI

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me this 17th day of _____, 2018, by Mark Spada, as Vice President of M/I HOMES OF TAMPA, LLC, a Florida limited liability company, on behalf of the company. He [is personally known to me] [has produced _____ as identification].

[Signature]
Notary Public
Print Name: Sonia N. Masters

(NOTARIAL SEAL)



EXHIBIT "A"

TRACTS "A", "B", "C" and "D", WEST LAKE TOWNHOMES PHASE 1, as shown on the plat or map thereof, recorded in Plat Book 124, Page 195 of the public records of Hillsborough County, Florida.

and

TRACTS "A-1", "A-2", "B", and "C", WEST LAKE TOWNHOMES PHASE 2, as shown on the plat or map thereof, recorded in Plat Book 127, Page 11 of the public records of Hillsborough County, Florida.

Less and except the following described real property:

DESCRIPTION: A parcel of land lying in Section 15, Township 28 South, Range 17 East, Hillsborough County, Florida, and being more particularly described as follows:

BEGIN at the Southeast corner of WEST LAKE TOWNHOMES PHASE 1, according to the plat thereof as recorded in Plat Book 124, pages 195 through 201, inclusive, of the Public Records of Hillsborough County, Florida, said corner also being the Northeast corner of WEST LAKE TOWNHOMES PHASE 2, according to the plat thereof as recorded in Plat Book 127, pages 11 through 21, inclusive, of the Public Records of Hillsborough County, Florida, said point also being on the East boundary of the Northwest 1/4 of said Section 15; thence along said East boundary of WEST LAKE TOWNHOMES PHASE 2, also being said the East boundary of the Northwest 1/4 of the Section 1, the following two (2) courses: 1) S.00°41'00"W., a distance of 713.81 feet to the **POINT OF BEGINNING**; 2) S.00°41'00"W., a distance of 1221.91 feet to the Southeast corner of the Northwest 1/4 of said Section 15; thence along the South boundary of the Northwest 1/4 of said Section 15, also being the Northerly boundary of WESTCHASE SECTION "412", according to the plat thereof as recorded in Plat Book 77, page 38, of the Public Records of Hillsborough County, Florida and the Easterly extension thereof, N.89°07'35"W., a distance of 1330.14 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 15; thence along the West boundary of said Southeast 1/4 of the Northwest 1/4 of Section 15, and the aforesaid Northerly boundary of WESTCHASE SECTION "412" and the East boundary of WESTCHASE SECTIONS "373" AND "411", according to the plat thereof as recorded in Plat Book 77, page 14, of the Public Records of Hillsborough County, Florida, N.00°45'30"E., a distance of 1324.90 feet; thence N.70°56'56"E., a distance of 19.02 feet; thence N.86°36'00"E., a distance of 31.72 feet; thence N.85°50'47"E., a distance of 2.50 feet; thence S.88°50'47"E., a distance of 8.49 feet; thence N.88°46'02"E., a distance of 3.78 feet; thence N.86°25'20"E., a distance of 6.91 feet; thence N.88°30'31"E., a distance of 24.62 feet; thence S.03°07'31"W., a distance of 64.45 feet; thence Southeasterly, 39.21 feet along the arc of a tangent curve to the left having a radius of 26.77 feet and a central angle of 83°55'40" (chord bearing S.38°50'19"E., 35.80 feet); thence S.88°08'51"E., a distance of 51.65 feet; thence S.88°34'46"E., a distance of 59.37 feet; thence S.88°23'44"E., a distance of 28.32 feet; thence S.40°03'11"E., a distance of 33.53 feet; thence N.75°53'41"E., a distance of 66.00 feet; thence N.85°37'08"E., a distance of 51.00 feet; thence S.86°49'46"E., a distance of 47.58 feet; thence S.88°33'31"E., a distance of 76.15 feet; thence S.85°08'15"E., a distance of 78.33 feet; thence S.81°51'42"E., a distance of 84.85 feet; thence S.85°27'57"E., a distance of 68.32 feet; thence N.72°23'15"E., a distance of 33.60 feet; thence N.28°53'58"E., a distance of 25.65 feet; thence N.48°17'55"E., a distance of 27.58 feet; thence N.71°23'55"E., a distance of 73.69 feet; thence S.83°32'53"E., a distance of 73.58 feet; thence N.70°55'32"E., a distance of 24.24 feet; thence N.37°12'15"E., a distance of 29.73 feet; thence S.77°49'44"E., a distance of 16.21 feet; thence S.15°25'04"E., a distance of 32.52 feet; thence S.61°30'33"E., a distance of 39.34 feet; thence S.61°01'57"E., a distance of 30.14 feet; thence S.30°15'08"E., a distance of 37.65 feet; thence N.89°48'14"E., a distance of 229.61 feet to the **POINT OF BEGINNING**.

Containing 38.090 acres, more or less.