

Return to/Prepared by:
Jeffrey J. Wolfe, Esq.
Sachs Sax Caplan, P.L.
6111 Broken Sound Parkway NW, Suite 200
Boca Raton, Florida 33487
561-994-4499

DISCLAIMER: THIS DEED IS BEING PREPARED WITHOUT TITLE EXAMINATION UPON THE REPRESENTATIONS OF THE PARTIES AND WITH NO KNOWLEDGE ON THE PART OF THE SCRIVENER AS TO THE ACTUAL STATE OF THE TITLE.

[Space above This Line For Recording Data]

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 4 day of April, 2025, by **SUNDANCE COMMUNITY DEVELOPMENT DISTRICT**, whose post office address is 10807 SW Tradition Square Port St. Lucie, Florida 34987, grantor, to **CATALINA PALMS HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation**, whose post office address is 7111 Fairway Drive, Suite 210, Palm Beach Gardens, FL 33418, grantee.

(Wherever used herein the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN and 00/100 (\$10.00) DOLLARS, in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto said grantee forever, all the right, title, interest, claim and demand which said grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of St. Lucie, State of Florida, to-wit:

See Exhibit A attached hereto.

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 said grantor, either in law or equity, to the proper use and benefit of said grantee forever.

NOTE TO CLERK: THIS QUIT-CLAIM DEED SERVES TO TRANSFER UNENCUMBERED REAL PROPERTY FROM GRANTOR TO GRANTEE. NO CONSIDERATION WAS PAID UNDER THIS TRANSACTION. THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAX IN THE AMOUNT OF \$0.70 IS DUE UPON THE RECORDING OF THIS DEED.

IN WITNESS WHEREOF, said grantor has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered
in Presence of:

SUNDANCE COMMUNITY
DEVELOPMENT DISTRICT


Print Name: Tiffany Easley
Address: 6111 Broken Sound Pkwy. NW, #200
Boca Raton, FL 33487

By: 
Alexander Akel, Chair

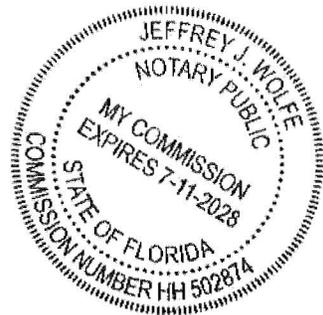

Print Name: Jeffrey J. Wolfe
Address: 6111 Broken Sound Pkwy. NW, #200
Boca Raton, FL 33487

STATE OF FLORIDA }
COUNTY OF PALM BEACH }

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4 day of April, 2025, by Alexander Akel, as Chair of SUNDANCE COMMUNITY DEVELOPMENT DISTRICT, on behalf of said district. He

- is personally known to me OR
- produced a _____ driver's license as identification OR _____
- produced _____ as identification.

[Notary Seal]




Notary Public
Print Name: Jeffrey J. Wolfe
Commission Expires: 7-11-28

EXHIBIT A

ALL OF TRACT S.M.T. 1, TRACT S.M.T. 2 AND TRACT S.M.T. 3, OF THE PLAT OF WILSON GROVES PARCEL A PLAT 1, AS RECORDED IN PLAT BOOK 126, PAGE 30, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.