

CALDWELL PACETTI
EDWARDS SCHOECH & VIATOR LLP

ATTORNEYS AT LAW

MANLEY P. CALDWELL, JR.
KENNETH W. EDWARDS
CHARLES F. SCHOECH
MARY M. VIATOR
WILLIAM P. DONEY
FRANK S. PALEN
JOHN A. WEIG

OF COUNSEL
BETSY S. BURDEN

1555 PALM BEACH LAKES BLVD.
SUITE 1200
WEST PALM BEACH, FL 33401

www.caldwellpacetti.com

TELEPHONE: (561) 655-0620
TELECOPIER: (561) 655-3775

June 17, 2020

Joseph Kuharcik, Esq., Attorney at Law
1211 Plaza Circle
Singer Island, Florida 33404

Re: Quitclaim Deed to Road, Drainage, Utility and/or Canal Easements in Santa Rosa Groves

Dear Mr. Kuharcik:

This will confirm our receipt of the above-referenced Quitclaim Deed from the Santa Rosa Home-Owners Association, Inc. conveying the Association's interest in the above-referenced easements to Indian Trail Improvement District. The Quitclaim Deed will be held in escrow by our office pursuant to the terms of the Agreement between Indian Trail Improvement District and Santa Rosa Home-Owners Association, Inc. (the "Association"), dated January 22, 2020.

Thank you for your assistance in this matter.

Sincerely yours,



Frank S. Palen
Attorney at Law

JOSEPH KUHARCIC
ATTORNEY AT LAW
1211 PLAZA CIRCLE
SINGER ISLAND, FLORIDA 33404
☎ TELEPHONE (561) 842-2477/FACSIMILE (561) 845-6958

June 15, 2020

Frank S. Palen, Esq.
Caldwell Pacetti Edwards Schoech & Viator LLP
1555 Palm Beach Lakes Boulevard, Suite 1200
West Palm Beach, FL 33401

Re: Quitclaim Deed from Santa Rosa Home-Owners Association, Inc. to ITID
My File No. 015.134

Dear Mr. Palen:

I have enclosed the Quitclaim Deed to be held by Caldwell Pacetti Edwards Schoech & Viator LLP in escrow pursuant to Section 3(B) (2) of the Agreement between Santa Rosa Home-Owners Association, Inc., and the Indian Trail Improvement District, dated January 22, 2020.

I'm awaiting the return of the signed Special Warranty Deed from Santa Rosa Home-Owners Association, Inc. to the Indian Trail Improvement District.

If you have any questions, please contact me.

Very truly,



Joseph Kuharcik

JK:jrg
encl.

Prepared by:
Joseph Kuharcik, Esq.
1211 Plaza Circle
Singer Island, FL 33404
(561) 842-2477
My File No.: 015.134

Return to:
Frank S. Palen, Esq.
Caldwell Pacetti Edwards Schoech & Viator LLP
1555 Palm Beach Lakes Blvd., Suite 1200
West Palm Beach, FL 33401

Consideration: \$10.00

QUITCLAIM DEED

THIS INDENTURE, made this 11 day of June, 2020, Between Santa Rosa Home-Owners Association, Inc., a Florida not for profit corporation, whose post office address is 741 W. Tropical Way, Ft. Lauderdale, FL 33317, of the County of Broward, State of Florida, Grantor*, and the Indian Trail Improvement District, an Independent Special District of the State of Florida, whose post office address is 13476 61st Street North, West Palm Beach, FL 33412 , of the County of Palm Beach, State of Florida, Grantee*

Witnesseth, that said Grantor, for and in consideration of the sum of ----- TEN AND NO/100 (\$10.00) ----- Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and forever quitclaim to Grantee all its right, title, and interest to the following described land, situate, lying and being in Palm Beach County, Florida, to-wit:

All real property described as Common Area(s) together with all other easements for road, drainage, utilities and/or canal purposes shown on the Corrected Affidavit of Exemption recorded in Official Record Book 3078, page 1509, and the Amendment to the Declaration of Covenants and Restrictions recorded in Official Record Book 3461, page 77, of the Official Records of Palm Beach County, Florida, in the unrecorded subdivision known as Santa Rosa Groves, located in Section 32, Township 42 S, Range 40 E, Palm Beach County, Florida

SUBJECT TO easements, restrictions, reservations of record, and taxes for 2020 and subsequent years.

This Deed has been prepared based on information provided by Grantor and without an examination of title.

In witness whereof, Grantor has caused this instrument to be signed by its duly authorized officer on the date first above written.

*"Grantor" and "Grantee" are used for singular and plural, as context requires.

Signed, sealed and delivered in our presence:

Santa Rosa Home-Owners Association, Inc.,
a Florida not for profit corporation

SIGN [Signature]

By: [Signature]

PRINT Andrew Kahrs

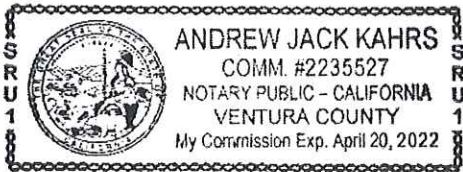
Simone Riccobono, as its President

SIGN [Signature]

PRINT James Taylor

STATE OF CALIFORNIA
COUNTY OF VENTURA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11 day of June, 2020, by Simone Riccobono, President of Santa Rosa Home-Owners Association, Inc., a Florida not for profit corporation. He is personally known to me or has produced CA Driver License as identification.



NOTARY PUBLIC:

SIGN: [Signature]

PRINT: Andrew Jack Kahrs

STATE OF CALIFORNIA

MY COMMISSION NO.: 2235527

MY COMMISSION EXPIRES: April 20, 2022