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THIS INSTRUMENT PREPARED BY
Craig J. Mandell, Esq.

RETURN TO:

Dicker, Krivok & Stoloff, P.A.

EDWARD DICKER, ESQ.

1818 Australian Avenue South, Ste. 400

West Palm Beach, FL 33409

(561) 615-0123

QUIT CLAIM DEED

THIS INDENTURE, made this 21 day of FEBRUARY, 2003, by and between JOG-PALMS-PALM BEACH LIMITED PARTNERSHIP, a Florida limited partnership, whose address is 1401 East Broward Blvd. Suite 302, Fort Lauderdale, FL 33301 ("Grantor"), and JOG ESTATES PROPERTY OWNERS ASSOCIATION, INC. ("Grantee"), whose address is C/O APM, 1928 Lake Worth Road, Lake Worth, FL 33461.

WITNESSETH: Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does hereby remise, release, and quit-claim to Grantee all of the right, title, interest, claim and demand which Grantor has, if any, in and to the following described real property located in Palm Beach County, Florida, to-wit:


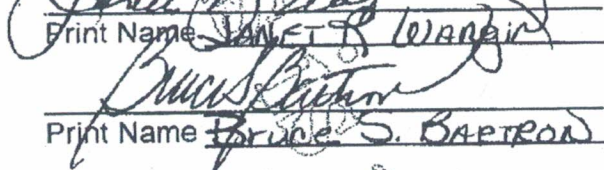
All of the Plat of Jog Estates - P.U.D. according to the Plat thereof recorded in Plat Book 84, Page 24, of the Public Records of Palm Beach County, Florida, LESS AND EXCEPT Lots 1 through 104, inclusive, of said Plat.

The intent of this Deed is to convey to the Homeowners Association named as the Grantee above, all of the Grantor's right, title and interest, if any, in the "Common Areas" contained within the above described Plat, as "Common Areas" is defined in that certain Declaration of Covenants and Restrictions of Sandhurst, as recorded in Official Records Book 11103, Page 998 and re-recorded in Official Records Book 11186, Page 1196, both of the Public Records of Palm Beach County, Florida

together with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

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

WITNESSES:


Print Name Janet R. Wargin

Print Name Bruce S. Barton

JOG PALMS-PALM BEACH LIMITED
PARTNERSHIP, a Florida limited
partnership
BY: MS/SEP #2, GP, L.C., a Florida
limited liability company, its General
Partner
BY: HEARTHSTONE, INC., a California
corporation, its Manager

BY: 
JAMES K. GRIFFIN, JR.,
Senior Vice President

STATE OF FLORIDA

COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 21 day of February, 2003, by JAMES K. GRIFFIN, JR. as Senior Vice President of Hearthstone, Inc., a California corporation, as Manager of MS/SEP #2, GP., L.C., a Florida limited liability company, as General Partner of Jog Palms-Palm Beach Limited Partnership, a Florida limited partnership, on behalf of the limited partnership. He is ☒ personally known to me OR ☐ has produced VA as identification.

My Commission Expires:



NOTARY PUBLIC
Janet R. Wargin
MY COMMISSION # DD057997 EXPIRES
August 1, 2005
BONDED THROUGH TROY RAY, FRANCE, INC.

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