

The Instrument Prepared by:

Mark F. Grant, Esq.
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Fort Lauderdale, FL 33301
(954) 527-2404

Parcel Identification #s:

PHASE 1: 32503-150-500 & 32503-150-510
PHASE 2: 32503-200-402 (D7-D14); 32503-200-404
(R3 & R4)

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QUIT-CLAIM DEED

This Quit-Claim Deed, made this 6th day of April, 2023, between **LMWS, LLC, a Delaware limited liability company**, whose address is 4400 W. Sample Road, Suite 200, Coconut Creek, FL 33073 (“GRANTOR”), and **LATITUDE AT WATERSOUND HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation**, whose address is 4042 Park Oaks Boulevard, Suite 450, Tampa, FL 33610 (“GRANTEE”).

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations, in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand and makes no warranties or representations as to its interest which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Bay, State of Florida, to wit:

Tracts D-1, D-2, D-3, D-4, D-5, D-6, M-1, R-1, R-2 and W-1, Latitude at Watersound Area 1 Phase 1, according to the Plat thereof recorded in Plat Book 27, Pages 73 through 76, of the Public Records of Bay County, Florida; and

Tracts D-7, D-8, D-9, D-10, D-11, D-12, D-13, D-14, R-3 and R-4, Latitude at Watersound Area 1 Phase 2, according to the Plat thereof recorded in Plat Book 28, Pages 8 through 18, of the Public Records of Bay County, Florida.

Subject to covenants, conditions, restrictions, reservations, limitations and easements of record, if any, which are not reimposed hereby, including but not limited to, those set forth in the Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Latitude at Watersound Area 1 recorded in Official Records Book 4396, Page 1402, and the Declaration of Covenants, Conditions, Restrictions and Easements for Amenities Within Latitude at Watersound recorded in Official Records Book 4396, Page 1103, of the Public

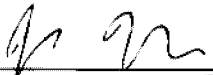
Watersound Area 1 recorded in Official Records Book 4396, Page 1402, of the Public Records of Bay County, Florida, and all amendments and supplements thereto, and taxes and assessments for the current and subsequent years.

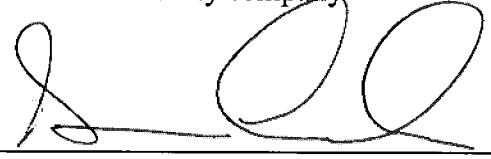
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anyways appertaining and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity to the only proper use, benefit and behoof of the Grantee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


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

Signed, sealed and delivered in our presence by:

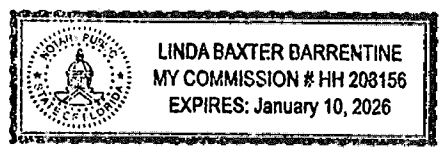
LMWS, LLC,
a Delaware limited liability company


Printed Name: Jim Halsted

By: 
BRIAN CALE, Vice President

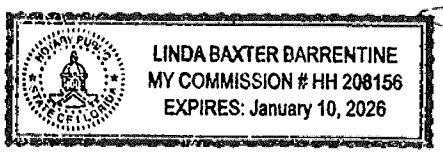

Printed Name: Evelyn M. Traff


STATE OF FLORIDA)
) SS:
COUNTY OF BAY)



I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization by BRIAN CALE, as Vice President of LMWS, LLC, a Delaware limited liability company, who is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 6th day of April, 2023.




Notary Public
Linda Baxter Barrentine
Typed, printed or stamped name of Notary Public

My Commission Expires 1/10/2026