

RETURN TO: Winderweede, Haines, Ward & Woodman, P.A.

Winter Park FL 32790-0880
P.O. Box 880

This Instrument Prepared by & returned to:
Name: Widalis Munoz, an employee of
The Closing Agent, Inc.
Address: 11 N. Summerlin Avenue
Orlando, FL 32801
Parcel I.D. #: 22-22-27-0000-00-111

INSTR 20060178238
OR BK 08536 PG 3291 PGS=1
MARTHA O. HAYNIE, COMPTROLLER
ORANGE COUNTY, FL
03/17/2006 02:58:27 PM
DEED DOC TAX 0.70
REC FEE 10.00
LAST PAGE

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit-Claim Deed executed this 13th day of February, A.D. 2006, by **WESTPOINT VILLAS, LLC**, a Florida limited liability company, whose post office address is, **2940 Sunbittern Court, Windermere, Florida 34786**, first party to **WESTPOINT TOWNHOMES HOMEOWNERS ASSOCIATION, INC.**, a Florida Corporation, whose post office address is **2940 Sunbittern Court, Windermere, Florida 34786**, second party:

(Wherever used herein, the terms "first party" and "second party" 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.)

Tracts A and B, Westpoint Townhomes, according to the plat thereof recorded in Plat Book 65 Page 8, Public Records of Orange County, Florida.

WITNESSETH, That the said first party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party forever, all the right, title, interest, claim and demand 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 Orange, State of Florida**, to wit:

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 the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, the said first party has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized the day and year first above written.

Signed, sealed and delivered in the presence of:

Widalis Munoz
Witness Signature (as to First Grantor)
Widalis Munoz
Printed Name
Jenny Lopez
Witness Signature (as to First Grantor)
Jenny Lopez
Printed Name

WESTPOINT VILLAS, LLC, a Florida limited liability company.

By: [Signature] L.S.
Name: **Frank Iudice**
Its: **Manager** 08536 20060178238
Address: **2940 Sunbittern Court / 17/2006**
Windermere, FL 34786

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 13th day of February, 2006, by **FRANK IUDICE, Manager of WESTPOINT VILLAS, LLC**, a Florida limited liability company. He (she) is personally known to me or has produced _____ as identification.

[Signature]
Signature of Acknowledger
My commission expires 3/25/08

