

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

Andrew J. Orosz, Esq.
Lowndes, Drosdick, et al.
215 North Eola Drive
Orlando, Florida 32801
407-843-4600

QUITCLAIM DEED

THIS QUITCLAIM DEED (this "Deed") is executed as of the ____ day of _____, 2015, by **HANOVER CYPRESS OAKS, LLC**, a Florida limited liability company, ("Grantor"), whose post office address is 2420 South Lakemont Avenue, Suite 450, Orlando, Florida 32814, in favor of **CYPRESS OAKS HOMEOWNERS ASSOCIATION, INC.**, a Florida not for profit corporation ("Grantee"), whose post office address is 2420 South Lakemont Avenue, Suite 450, Orlando, Florida 32814.

W I T N E S S E T H:

THAT for and in consideration of the sum of Ten and No/100 Dollars (US \$10.00) in hand paid by Grantee to Grantor, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged by Grantor, Grantor hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto Grantee, Grantee's heirs, successors and/or assigns, all of the right, title, and interest that Grantor has in and to the following described real property located in Lake County, Florida, to-wit (the "Property"):

Tracts A, B, C, D, E, F, and G, Cypress Oaks Phase I, according to the Plat thereof, as recorded in Plat Book _____, Page _____ of the Public Records of Lake County, Florida.

TOGETHER WITH all the tenements, hereditaments, easements and appurtenances thereto belonging or in any way appertaining but this reference shall not serve to reimpose the same.

TO HAVE AND TO HOLD the same unto Grantee in fee simple, forever.

Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include all of the parties to this Deed and the heirs, successors and assigns of each such party. The singular shall be deemed to include the plural, and vice versa, where the context so permits.

[EXECUTION ON THE NEXT PAGE]

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed as of the date set forth above.

Signed, sealed and delivered in the presence of:

ROYAL OAK HOMES, LLC
a Florida limited liability company

By: Hanover Land Company, LLC, a Florida limited liability company

Printed Name: _____

By: _____
William S. Orosz, Jr.
President

Printed Name: _____

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2015, by Stephen W. Orosz, Co-Division President - ROH, an Authorized Agent of Avatar Properties Inc., a Florida corporation, the sole member of Royal Oak Homes, LLC, a Florida limited liability company, on behalf of said entity. He {check appropriate box} [] is personally known to me or [] produced _____ as identification.

[Notary Stamp]

Print Name: _____
Notary Public, State of Florida
My Commission Expires: _____
Commission Number: _____