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THIS INSTRUMENT PREPARED  
BY/RETURN TO:  
Kenneth Y. Gordon, Esq.  
24301 Walden Center Drive  
Bonita Springs, FL 34134

Property I.D. No.(s): 06-45-26-19-0000D.00CE

INSTR # 6405549  
OR BK 04403 Pgs 2109 - 2110; (2pgs)  
RECORDED 08/20/2004 03:30:27 PM  
CHARLIE GREEN, CLERK OF COURT  
LEE COUNTY, FLORIDA  
RECORDING FEE 10.50  
DEED DOC 0.70  
DEPUTY CLERK J Miller

**QUIT-CLAIM DEED**

THIS QUIT-CLAIM DEED is made this 6<sup>th</sup> day of August, 2004 by BAY COLONY-GATEWAY, INC., a Delaware corporation, having its principal place of business located at 24301 Walden Center Drive, Bonita Springs, Florida 34134 (the "Grantor"), to HIDDEN LINKS MASTER ASSOCIATION, INC., a Florida not-for-profit corporation, whose address is 24301 Walden Center Drive, Bonita Springs, Florida 34134 (the "Grantee").

**WITNESSETH:**

That the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby remises, releases and quit-claims unto Grantee forever all of the right, title, interest, claim and demand which Grantor has in and to the following described property (the "Property"), situate, lying and being in the County of Lee, State of Florida, to wit:

Tract "D" GATEWAY HIDDEN LINKS II, according to the plat thereof recorded in Plat Book 69, Page 97, of the Public Records of Lee County, Florida.

The Property constitutes, and shall be owned, administered and regulated by Grantee as the "Common Properties" under, and as defined in, the Declaration of Covenants, Conditions And Restrictions For Hidden Links Community recorded in Official Records Book 03520, Page 4221, of the Public Records of Lee County, Florida, as recorded, amended and supplemented from time to time.

Subject to easements, reservations, restrictions, covenants, conditions and agreements of record, if any, and taxes and assessments for 2004 and subsequent years;

[This is a conveyance of common area (pool facility and related structures) from a developer to a homeowner's association for nominal consideration and, as such only minimal documentary stamp taxes are due thereon]

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

IN WITNESS WHEREOF, the Grantor has executed this Quit-Claim Deed in its name by its proper officer thereunto duly authorized, the day, month and year first above written.

Signed, sealed and delivered in the presence of:

BAY COLONY - GATEWAY, INC., a Delaware corporation

Joyce Van Deusen  
Witness #1  
Joyce Van Deusen  
Printed Name of Witness #1

By: [Signature]  
Name: Timothy Oak  
Title: Vice President

Cathleen Smith  
Witness #2  
Cathleen Smith  
Printed Name of Witness #2

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing Quit-Claim Deed was acknowledged before me this 6<sup>th</sup> day of August, 2004 by Timothy Oak as Vice President of Bay Colony-Gateway, Inc., a Delaware corporation, on behalf of the corporation, who is personally known to me or has produced his N/A as identification.

WITNESS my hand and official seal this 6<sup>th</sup> day of August, 2004.

My commission expires: 5/24/06

Joyce E. Van Deusen  
Notary Public, State of Florida

Joyce E. Van Deusen  
Printed Name of Notary Public



DD 118229  
Notary Commission Number