

This instrument prepared by  
and returned to:

Grant T. Downing, Esq.  
Godbold, Downing, Bill & Rentz, P.A.  
222 W. Comstock Ave., Suite 101  
Winter Park, Florida 32789

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

**QUIT CLAIM DEED**

**THIS QUIT CLAIM DEED** executed the 2 day of November, 2020, by **EAST LAKES OF HARMONY COMMUNITY ASSOCIATION, INC.**, a Florida corporation not for profit, whose address is 811 Mabbette Street, Kissimmee, Florida 34741 (the "Grantor"), to **HARMONY COMMUNITY DEVELOPMENT DISTRICT**, a limited special and single purpose local government created by Chapter 190, Florida Statutes, having a mailing address of 313 Campus Street, Celebration, Florida 34747 (hereinafter referred to as "Grantee").

**W I T N E S S E T H:**

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the Grantee forever, all the right, title and interest, claim and demand which the said Grantor has in and to that certain land situate in Osceola County, Florida, more particularly described as follows:

**Please see Exhibit "A" attached hereto.**

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 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.

Signed, sealed and delivered  
in the presence of:

"GRANTOR"

**EAST LAKES OF HARMONY  
COMMUNITY ASSOCIATION, INC.,** a  
Florida corporation not for profit

Sign: [Signature]  
Print: Dennis Martin

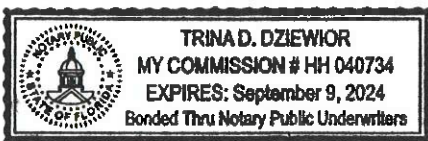
By: [Signature]  
Print Name: Richard A. Jerman  
Its: President

Sign: [Signature]  
Print: William Haynie

STATE OF FLORIDA

COUNTY OF Seminole

This instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 2 day of November, 2020, by Richard A. Jerman, the President of East Lakes of Harmony Community Association, Inc., a Florida corporation not for profit, on behalf of said corporation.



[Signature]  
Notary Public, State of Florida

Trina D Dziewior  
(Print, Type or Stamp Commissioned Name)

☒ Personally Known **OR** ☐ Produced Identification  
Type of Identification Produced \_\_\_\_\_

## SKETCH OF DESCRIPTION PARCEL

### LEGAL DESCRIPTION

A parcel of land lying in a portion of Section 20, Township 26 South, Range 32 East, Osceola County, Florida and a portion of Tract-I/J, HARMONY PHASE THREE, as filed and recorded in Plat Book 20, Pages 120 through 128 of the Public Records of Osceola County, Florida; Being more particularly described as follows:

Beginning at the Northwest corner of TRACT J-500, HARMONY NEIGHBORHOOD J, as Filed and Recorded in Plat Book 27, Pages 49 through 53 of the Public Records of Osceola County, Florida, thence run the following six (6) courses along the North line of said HARMONY NEIGHBORHOOD J: S85°39'20"E, a distance of 65.25 feet; thence run N32°40'59"E, a distance of 29.46 feet; thence run N66°21'50"E, a distance of 65.98 feet; thence run N88°39'01"E, a distance of 95.17 feet; thence run S79°34'42"E, a distance of 409.85 feet; thence run S68°40'48"E, a distance of 187.42 feet; thence run N47°18'24"W, departing said North line, a distance of 79.98 feet; thence run N61°27'31"W, a distance of 56.62 feet; thence run N68°38'39"W, a distance of 49.68 feet; thence run N80°17'49"W, a distance of 187.40 feet; thence run N79°12'59"W, a distance of 175.57 feet; thence run N86°14'06"W, a distance of 64.62 feet; thence run S86°05'57"W, a distance of 180.61 feet to a point on the Westerly line of TRACT I/J, HARMONY PHASE THREE, as filed and recorded in Plat Book 20, Pages 120 through 128 of the Public Records of Osceola County, Florida and a point on a non tangent curve, concave to the Northwest, having a Radius of 85.00 feet and a Central Angle of 59°43'03"; thence run Southwesterly along the arc of said curve and said Westerly line, a distance of 88.59 feet (Chord Bearing = S42°52'18"W, Chord = 84.64 feet) to the POINT OF BEGINNING.

Containing 25,246.91 square feet or 0.58 acres, more or less.

### NOTES

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 1990 ADJUSTMENT)  
THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS  
THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY  
NO CORNERS WERE SET AS A PART OF THIS SKETCH.

REQUESTED BY: HARMONY FLORIDA LAND, LLC

SEE SHEET 2 OF 3 FOR SKETCH OF DESCRIPTION

DATE OF SKETCH	4/23/19	REVISIONS
SCALE	1" = 200'	
F.S.	PAGE	
SECTION	20	
TWP. 26	S., RNC. 32	E.
JOB NO.	17-061 BERM SL	SHEET 1 OF 3

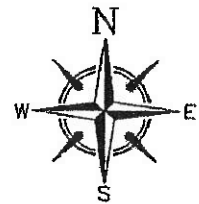
**JOHNSTON'S**  
SURVEYING INC.

900 Shady Lane, Kissimmee, Florida 34744-8898  
Tel. (407) 847-2179 Fax (407) 847-6140

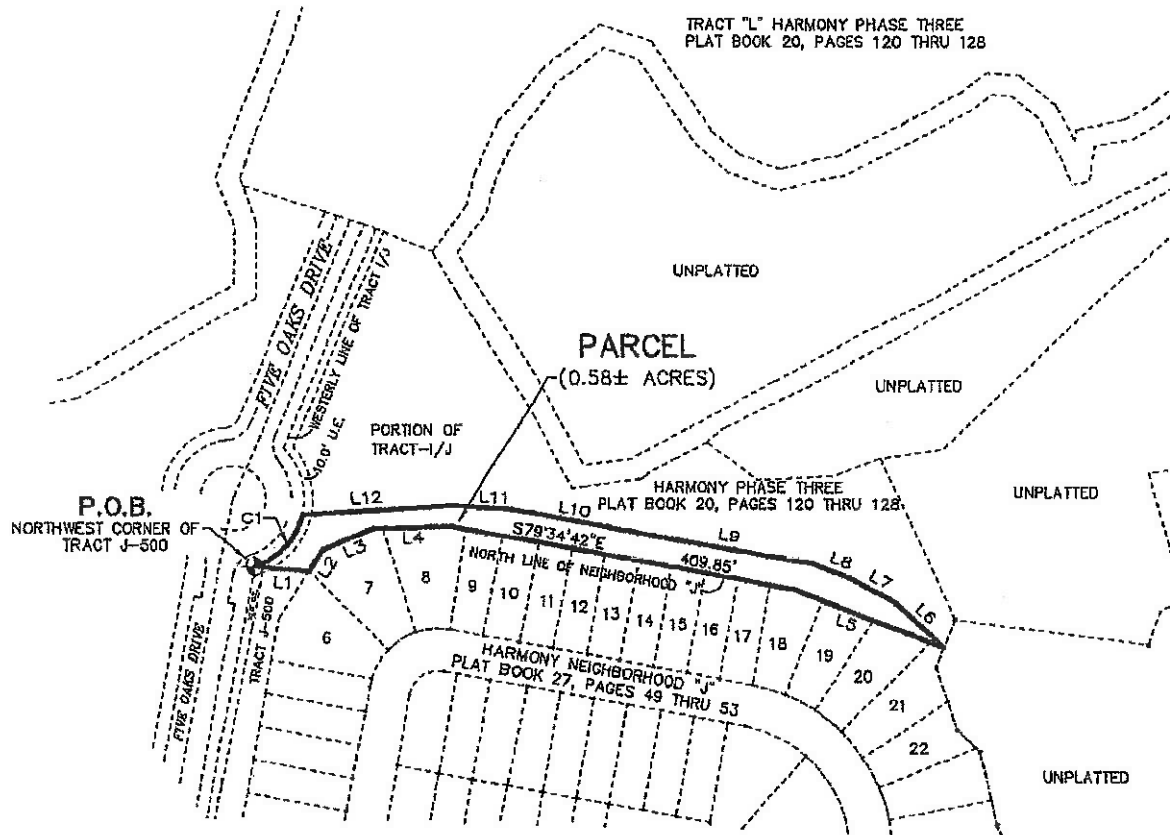
*[Signature]* 4/23/19  
RICHARD D. BROWN, P.S.M. #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

# SKETCH OF DESCRIPTION PARCEL



SCALE 1"=200'



## LEGEND

L.B. LICENSED BUSINESS  
SEC. SECTION  
TWP. TOWNSHIP  
RNG. RANGE  
O.R.B. OFFICIAL RECORDS BOOK  
PG. PAGE  
R/W RIGHT OF WAY  
Δ CENTRAL ANGLE  
R RADIUS  
L LENGTH  
CD CHORD DISTANCE  
CB CHORD BEARING  
FDOT FLORIDA DEPARTMENT OF TRANSPORTATION  
EXST. EXISTING  
NAD NORTH AMERICAN DATUM  
F.B. FIELD BOOK  
DEPT. DEPARTMENT

TEL. TELEPHONE  
NO. NUMBER  
# NUMBER  
P.S.M. PROFESSIONAL SURVEYOR AND MAPPER  
R.L.S. REGISTERED LAND SURVEYOR  
CI CURVE NUMBER  
LI LINE NUMBER  
E PROPERTY LINE  
● DESCRIPTIVE POINT  
U.E. UTILITY EASEMENT  
N&D NAIL AND DISK  
ID IDENTIFICATION  
CM CONCRETE MONUMENT  
(P) PLAT  
C.R. COUNTY ROAD  
P.D.C. POINT OF COMMENCEMENT  
P.O.B. POINT OF BEGINNING

**JOHNSTON'S**  
SURVEYING INC.  
900 Shady Lane, Kissimmee, Florida 34744-8895  
Tel. (407) 847-2179 Fax (407) 847-6140

# SKETCH OF DESCRIPTION PARCEL

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHD. BEARING
C1	88.59	85.00	059°43'03"	48.80	84.64	S42°52'18"W

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S85°39'20"E	65.25'
L2	N32°40'59"E	29.46'
L3	N66°21'50"E	65.98'
L4	N88°39'01"E	95.17'
L5	S68°40'48"E	187.42'
L6	N47°18'24"W	79.98'
L7	N61°27'31"W	56.62'
L8	N68°38'39"W	49.68'
L9	N80°17'49"W	187.40'
L10	N79°12'59"W	175.57'
L11	N86°14'06"W	64.62'
L12	S86°05'57"W	180.61'

**JOHNSTON'S**  
SURVEYING INC.  
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