

Prepared by and return to:

William G. Morris, P.A.
Law Offices of William G. Morris, P.A.
247 North Collier Boulevard Suite 202
Marco Island, FL 34145
239-642-6020
File Number: 15RE291
Consideration: \$290,000.00

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Warranty Deed

This Warranty Deed made this 2nd day of November, 2015 between Calusa Island Village Property Owners Association, Inc., a Florida not for profit corporation whose post office address is c/o Spinnaker Cay, P.O. Box 2397, Marco Island, FL 34146, grantor, and Scott B. Allen and Sandra L. Allen, husband and wife whose post office address is 268 Shadow Ridge Court, Marco Island, FL 34145, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Collier County, Florida to-wit:

Lot 33, Block E, Goodland Isles First Addition, according to the map or plat thereof as recorded in Plat Book 8, Page 1, Public Records of Collier County, Florida

and

Lot 34, Block E, Goodland Isles First Addition, according to the map or plat thereof as recorded in Plat Book 8, Page 1, Public Records of Collier County, Florida

Parcel Identification Number: 46423280005

and

Parcel Identification Number: 46423320004

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, subject to the following exceptions: (a) ad valorem and non ad valorem real property taxes for the year of 2015 and subsequent years; (b) zoning, building code and other use restrictions imposed by governmental authority; (c) outstanding oil, gas and mineral interests of record, if any, and (d) restrictions, reservations and easements common to the subdivision.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Calusa Island Village Property Owners Association, Inc., a
Florida not for profit corporation

Sarah E. Schaffer
Witness Name: Sarah E. Schaffer

By: Donald Pecora
Donald Pecora, President

Regina H. Morris
Witness Name: Regina H. Morris

State of Florida
County of Collier

The foregoing instrument was acknowledged before me this 2nd day of November, 2015 by Donald Pecora, President of Calusa Island Village Property Owners Association, Inc., a Florida not for profit corporation, on behalf of the corporation. He ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]

Sarah E. Schaffer
Notary Public

Printed Name: Sarah E. Schaffer

My Commission Expires: 6/16/19

