

This instrument prepared by,
and after recording return to:

Kevin A. Denti, Esquire
KEVIN A. DENTI, P.A.
2180 Immokalee Road - Suite #316
Naples, Florida 34110
Telephone: 239-260-8111

Documentary Stamp Tax: \$13,918.80

Parcel I.D. #: 79271800086 and 79271800109

File Number: Vander-1600-005

Above Space for Clerk's Use Only

WARRANTY DEED

THIS INDENTURE, made this 3rd day of January, 2017, by and between VANDERBILT COMMONS, LLC, a Florida limited liability company, whose post office address is 3595 Gin Lane, Naples, Florida 34102, the "GRANTOR", and FLORIDA TRUST HOLDINGS, LLC, a Delaware limited liability company, as Trustee of the Vanderbilt Commons I Land Trust dated August 1, 2016, with full power and authority either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property pursuant to Section 689.073 F.S., whose post office address is 2950 Tamiami Trail North, Suite 200, Naples, Florida 34103, the "GRANTEE".

WITNESSETH, that said GRANTOR, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration, 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 real property situate, lying, and being in Collier County, Florida:

Lots 1 and 2, VANDERBILT COMMONS, according to the map or plat thereof, as recorded in Plat Book 60, Pages 31 and 32, of the Public Records of Collier County, Florida.

SUBJECT to restrictions and easements common to the subdivision, oil, gas, and mineral rights of record, if any, and real estate taxes for 2017 and all subsequent years.

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

GRANTOR does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal the day and year first above written.

Signed, sealed, and delivered
in the presence of:

[Signature]
Witness #1
Print Name Below:
Kevin A. Denti

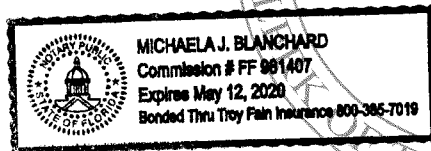
VANDERBILT COMMONS, LLC, a
Florida limited liability company

By: Ralph R. Cioffi Jr.
Ralph R. Cioffi, Jr., Manager

[Signature]
Witness #2
Print Name Below:
Michaela J. Blanchard

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 31st day of January, 2017
by Ralph R. Cioffi, Jr., as Manager of **VANDERBILT COMMONS, LLC**, a Florida limited
liability company, [☒] who is personally known to me or [☐] who has produced
as identification.




[Signature]
NOTARY PUBLIC
Michaela J. Blanchard
TYPED OR PRINTED NAME OF NOTARY
MY COMMISSION EXPIRES:

Prepared by and return to:
Sam J. Saad
Law Office of Sam J. Saad III
2670 Airport Road South
Naples, Florida 34112
239-963-1635

DECLARATION OF APPOINTMENT OF SUCCESSOR TRUSTEE

Where As, the Vanderbilt Commons I Land Trust Dated August 1, 2016 was formed pursuant to a Declaration of Trust on August 1, 2016, the undersigned hereby state as follows:

Florida Trust Holdings, LLC, a Delaware limited liability company, located at 2670 Airport Road South, Naples, FL 34112 hereby resigns as trustee of the Vanderbilt Commons I Land Trust Dated August 1, 2016.



Sam J. Saad III, Manager of Florida Trust Holdings, LLC, Trustee

Under the terms of the Vanderbilt Commons I Land Trust Dated August 1, 2016, George Vukobratovich, located at 2950 Tamiami Trail N., Suite 200, Naples, FL 34103, hereby is duly appointed and accepts appointment as successor trustee.



George Vukobratovich, Successor trustee

The Trust property is located in Collier County, Florida, and is legally described as follows:

**VANDERBILT COMMONS LOT 1, as further described in the plat recorded at Plat Book 60, Pages 31-32, Collier County, Florida
PID # : 79271800086 (A.K.A. XXX. Vanderbilt Way)**

And

**VANDERBILT COMMONS LOT 2, as further described in the plat recorded at Plat Book 60, Pages 31-32, Collier County, Florida
PID # 79271800109 (A.K.A. XXX. Vanderbilt Way)]**

Full power and authority is hereby granted to the Trustee and any Successor Trustee to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the real property described herein and all other powers without limitation, provided for Florida Statute 689.073

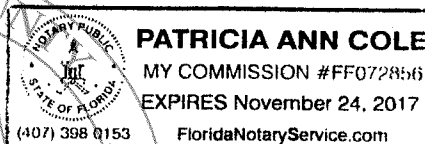
STATE OF FLORIDA

COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 15th day of June 2017 by George Vukobratovich, Successor Trustee.

[Notary Seal]

Patricia A. Cole
Notary Public
Name Patricia A. Cole
My Commission Expires: 11/24/17



STATE OF FLORIDA

COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 14th day of June 2017 by Sam J. Saad III, Manager of Florida Trust Holdings, LLC, Former trustee.

[Notary Seal]

Kristine Kokinda
Notary Public
Name Kristine Kokinda
My Commission Expires: _____

