ADD2014-00127 Lee County ePlan

WARRANTY DEED
(FROM CORPORATION)

976946

OFF. REC. 1179 PG 197

RAMCO FORM 33

6.00 Bill
30
55

This Warranty Deed *Made and executed the* 10th *day of* January *A. D. 19* 77 *by*
America Outdoors Fort Myers, Inc.

a corporation existing under the laws of Florida *, and having its principal place of business at* 800 Concord Bldg., 66 West Flagler St. Miami, Fla. 33130 *hereinafter called the grantor, to*
Lee County, a political subdivision of the State of Florida

whose postoffice address is P.O.Box 398, Fort Myers, Fla. 33902

hereinafter called the grantee:

(Wherever 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)

Witnesseth: *That the grantor, for and in consideration of the sum of* $ 10.00 *and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in* Lee *County, Florida, viz:*

A parcel of land situated in the Northwest quarter of the Northwest quarter of Section 7, Township 46 South, Range 25 East, Lee County, Florida. Said parcel more particularly described as follows:

Beginning at the Northwest corner of said Section 7, run S 1°06'58"E along West Line of Section 7 for distance of 881.80 feet; Thence S 70° 56' 46" East for distance of 135.23 feet; Thence N 1° 06' 58"W on a line parallel with and 126 feet distant (as measured on a perpendicular) from first described course for distance of 875.75 feet to point of intersection with North line Section 7; Thence N 67° 28' 50"W along said North line for distance of 137.54 feet to point of beginning.

Continued on back

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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it 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*

STATE OF FLORIDA DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
P.D. JAN 25 '77
11229
00.30
B. 1628
DOCUMENTARY SURTAX
00.55

(CORPORATE SEAL)

In Witness Whereof *the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.*

ATTEST: Virginia L. Edwards
Secretary

Signed, sealed and delivered in the presence of:

John R Edwards Sr.

Judith Dunton

By John R Edwards Jr.
President

STATE OF Florida
COUNTY OF Lee

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared John Edwards, Jr. & Virginia Edwards

well known to me to be the President and Secretary respectively of the corporation named as grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 10th day of January, A. D. 19 77

Douglas E. Austin
County Courthouse
P.O.Box 398
Ft. Myers, Fla. 33902

This Instrument prepared by:
Address

Douglas E. Austin

My Commission Expires August 18, 1978

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Said lands to be used as right of way for reconstruction of the Ten Mile Canal.

Contains 2.5± acres

This conveyance is subject to the reconstruction work being completed within 3 years of above date. If said reconstruction work is not completed within 3 years of above date, this conveyance shall become null and void and title thereto shall immeidately revert to the grantor, it's successors or assigns.

Grantor reserves right to pump storm water into said Ten Mile Canal.

The Grantor, it's successor's or assigns will have right of access to waters of Ten Mile Canal for recreational purposes for itself and for all guests of the American Outdoor Campground.

RECORDED IN OFFICIAL RECORDS LEE COUNTY, FLORIDA VERIFIED

JAN 25 11 31 AM '77

SAL GIARDINO CLERK OF CIRCUIT COURT

RAMCO FORM 33

Warranty Deed

FROM CORPORATION

To

Approved as to Form
by James P. Harvey
Office of County Attorney