ADD2016-00083 Lee County ePlan
INSTR # 2014000138050 Doc Type D, Pages 2, Recorded 09/11/2014 at 12:11 PM, Linda Doggett, Lee County Clerk of Circuit Court, Deed Doc. D $2940.00 Rec. Fee $18.50 Deputy Clerk ERECORD

THIS INSTRUMENT PREPARED BY AND RETUR
Stephen W. Buckley, Esq.
GOLDSTEIN, BUCKLEY, CECHMAN, RICE & PURTZ, P.A.
1515 Broadway
Fort Myers, Florida 33901
Property Appraisers Parcel Identification (Folio) Number: 17-46-25-00-00002.0070
Matter No. 140716

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the **11th** day of **September, 2014** by **Marc Joseph, a married person** , whose post office address is **2300 McGregor Blvd, Fort Myers, FL 33901** herein called the grantor, to **PERINEUS, LLC, a Florida limited liability company** whose post office address is **6358 Old Mahogany Court, Naples, FL 34109**, 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)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in LEE County, State of Florida, viz.:

EXHIBIT A

A TRACT OR PARCEL OF LAND IN THE WEST 12 OF SECTION 17, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LYING EAST OF U.S. HIGHWAY NO. 41, LEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 17, RUN N 88°43'40" E ALONG THE SOUTH LINE OF SAID NW 1/4 OF SECTION 17, A DISTANCE OF 329 FEET TO THE SOUTHWEST CORNER OF SAN CARLOS PARK, SOUTHWEST ADDITION, AS RECORDED IN PLAT BOOK 28 PAGES 9 THROUGH 11 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N 0°40'12" W ALONG THE WEST LINE OF SAID SOUTHWEST ADDITION A DISTANCE OF 920.84 FEET TO THE POINT OF BEGINNING; THENCE S 69°24'30" W 476.21 FEET; THENCE N 20°35'30" W, 425 FEET; THENCE S 69°24'30" W 500 FEET; THENCE N 20°35'30" W 350 FEET ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF STATE ROAD N0. 45 (U.S. NO. 41 - 200 FEET WIDE) TO THE NORTH LINE OF S 1/2 OF THE NW 1/4 OF SAID SECTION 17; THENCE N 88°57'23" E ALONG SAID NORTH LINE 1181.88 FEET TO THE WEST LINE OF PORT SAN CARLOS, UNIT 1, AS SHOWN IN O.R. BOOK 273, PAGE 670 THRU 675, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S 0°40'12" E ALONG SAID WEST LINE 403.70 FEET TO THE POINT OF BEGINNING.

Subject to easements, restrictions and reservations of record and taxes for the year 2014 and thereafter.

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convey said land, and hereby 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, except taxes accruing subsequent to December 31, 2013.

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:

Witness #1 Signature

DEBORAH CHAPMAN

Witness #1 Printed Name

Witness #2 Signature

LEAH FISCARDO

Witness #2 Printed Name

Marc Joseph

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 11th day of September, 2014 by Marc Joseph who is personally known to me or has produced _____ as identification.

SEAL

Notary Public

DEBORAH CHAPMAN

Printed Notary Name

My Commission Expires:

Notary Public State of Florida
Deborah Chapman
My Commission EE 080233
Expires 06/11/2015