ADD2020-00027 Lee County ePlan

47461.00

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OR BK 03303 PG 2551
RECORDED 09/14/00 10:30 AM
CHARLIE GREEN CLERK OF COURT
LEE COUNTY
RECORDING FEE 28.50
DOC TAX PD(F.S.201.02) 47,461.40
DEPUTY CLERK C Keller

Prepared by and return to:
Thomas H. Gunderson
Henderson Franklin Starnes & Holt, P.A.
1715 Monroe Street
Post Office Box 280
Fort Myers FL 33902-0280

WARRANTY DEED

THIS WARRANTY DEED, is made this 31 day of Aug, 2000, by and between **WORTHINGTON HOLDINGS, LLC, A Florida Limited Liability Company,** whose address is 14291 Metro Parkway, Building 1300, Fort Myers, Florida 33912, ("Grantor"), and **WORTHINGTON OF RENAISSANCE, LLC, a Florida Limited Liability Company,** whose address is 14291 Metro Parkway, Building 1300, Fort Myers, Florida 33912 ("Grantee").

GRANTOR, in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, to said Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee and Grantee's successors and assigns forever the following described land situate in Lee County, Florida, to wit:

SEE ATTACHED EXHIBITS "A", "B" & "C"

This conveyance is subject to restrictions, reservations, limitations and easements of record and taxes for the current and subsequent years.

Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Where used herein the terms Grantor, Grantee and Trustee shall be construed as singular or plural as the context requires.

IN WITNESS WHEREOF, Grantor has set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of:

Witness Signature

Andrea Skiera
Printed name of Witness

Witness Signature

Wendy Lofgren
Printed name of Witness

WORTHINGTON HOLDINGS, LLC, a Florida Limited Liability Company

BY: JEFF DARRAGH, PRESIDENT

STATE OF FL

COUNTY OF LEE

The foregoing Warranty Deed was acknowledged before me this 31 day of Aug, 2000, by **JEFF DARRAGH as President of WORTHINGTON HOLDINGS, LLC,** who ( ) is personally known to me or who ( ) produced _____ as identification.

My Commission Expires:

WENDY L. LOFGREN
MY COMMISSION # CC 774303
EXPIRES: October 2, 2002
Bonded Thru Notary Public Underwriters

Notary Public Signature

Wendy L. Lofgren
Printed name of Notary

(Notary Seal)

ADD2020-00027 Lee County ePlan

EXHIBIT "A"

The North 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 15, Township 45 South, Range 25 East, Lee County, Florida.

AND

Parcel 1

The East 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 15, Township 45 South, Range 25 East, Lee County, Florida. Less and except the following parcel:

Commence at the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 15, Township 45 South, Range 25 East, thence South 89 degrees 34' 26" West along the Southerly line, 30.0 feet to the Point of Beginning, thence continue South 89 degrees 34' 26" West 180.0 feet, thence North 1 degree 00' 36" West, 353.69 feet, thence North 89 degrees 34' 26' East, 180.00 feet, thence South 1 degree 00' 36" East, 353.69 feet to the Point of Beginning.

Parcel 2

The Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4, Section 15, Township 45 South, Range 25 East, Lee County, Florida.

Parcel 3

The West 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 15, Township 45 South, Range 25 East, Lee County, Florida.

Parcel 4

The North 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 45 South, Range 25 East, Lee County, Florida.

Parcel 5

The South 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 45 South, Range 25 East, Lee County, Florida.

Parcel 6

The Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 and the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 15, Township 45 South, Range 25 East, Lee County, Florida.

Parcel 7

The Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4 AND the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 15, Township 45 South, Range 25 East, Lee County, Florida.

ADD2020-00027 Lee County ePlan

EXHIBIT "A"

The North half of TRACT 40 of COLONIAL RANCHETTES, INC., an unrecorded subdivision; said parcel is more particularly described as follows: The North half of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 22, Township 45 South, Range 25 East.

AND

The South half of Tract 40 of COLONIAL RANCHETTES, INC., an unrecorded subdivision; said parcel is more particularly described as follows: The South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 22, Township 45 South, Range 25 East.

AND

Description of a Parcel lying in Sect 15, T-45-S, R-25-E, Lee County, Florida (Remaining part of Parent Parcel)

A tract of parcel of land situated in the State of Florida, County of Lee, lying in Section 15, Township 45 South, Range 25, and being further bounded and described as follows:

The South 1/2 of the Northeast 1/4 of the Northwest 1/4, Section 15, Township 45 South, Range 25, Lee County, Florida,

and also

The Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4, Section 15, Township 45 South, Range 25, Lee County, Florida,

and also

The East 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 15, Township 45 South, Range 25, Lee County, Florida,

and also

The North half of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4, Section 15, Township 45 South, Range 25, Lee County, Florida.

ADD2020-00027 Lee County ePlan

EXHIBIT "A"

The Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4, Section 15, Township 45 South, range 25 East, Lee County, Florida, together with non-exclusive easements as follows:

The West 30 feet of the East 1/2 of the East 1/2 of the West 1/2 of Section 15, Township 45 South, Range 25 East, Lee County, Florida,

AND

The East 30 feet of the West 1/2 of the East 1/2 of the West 1/2 of Section 154, Township 45 South, Range 25 East, Lee County, Florida,

AND

The North 60 feet of the Northwest 1/4, Section 15, Township 45 South, Range 25 East, Lee County, Florida

AND

The North half (N 1/2) of the Northwest quarter (NW 1/4) of the Northeast quarter (NE 1/4) of the Southwest quarter (SW 1/4) of Section 15, Township 45 South, Range 25 East, Lee County, Florida.

AND

The South 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 45 South, Range 25 East, Lee County, Florida

AND

The South 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 45 South, Range 25 East, Lee County, Florida

AND

The Northeast quarter of the Northeast quarter of the Northwest quarter of Section 15, Township 45 South, Range 25 East, SUBJECT to easements for roadway purposes over and across the Westerly 30 feet thereof and the West 30 feet of the Northerly 60 feet thereof; together with an ingress and egress easement over and across the road easement as described as follows: the North 60 feet of the Northwest quarter of Section 15, Township 45 South, Range 25 East, lying and being in Lee County, Florida

ADD2020-00027 Lee County ePlan

EXHIBIT 'B'

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN THE SOUTHWEST QUARTER (SW ¼) OF SECTION 15, TOWNSHIP 45 SOUTH, RANGE 25 EAST, BEING THE SOUTH ONE HALF (S ½) OF THE NORTHEAST ONE QUARTER (NE ¼) OF THE NORTHWEST ONE QUARTER (NW ¼) OF THE SOUTHWEST ONE QUARTER (SW ¼) OF SAID SECTION 15 AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER (W ¼) CORNER OF SAID SECTION 15; THENCE N 89°35°00° E ALONG THE EAST & WEST QUARTER (¼) SECTION LINE OF SAID SECTION FOR 645.74 FEET TO THE WEST LINE OF THE NORTHEAST ONE QUARTER (NE ¼) OF THE NORTHWEST ONE QUARTER (NW ¼) OF THE SOUTHWEST ONE QUARTER (SW ¼) OF SAID SECTION 15; THENCE S 01°04°46° E ALONG SAID WEST LINE FOR 331.07 FEET TO THE NORTH LINE OF THE SOUTH ONE HALF (S ½) OF THE NORTHEAST ONE QUARTER (NE ¼) OF THE NORTHWEST ONE QUARTER (NW ¼) OF THE SOUTHWEST ONE QUARTER (SW ¼) OF SAID SECTION 15 AND THE POINT OF BEGINNING; THENCE N 89°34°55° E ALONG SAID NORTH LINE FOR 645.63 FEET TO THE EAST LINE OF THE NORTHWEST ONE QUARTER (NW ¼) OF THE SOUTHWEST ONE QUARTER (SW ¼) OF SAID SECTION 15; THENCE S 01°03°43° E ALONG SAID EAST LINE FOR 331.05 FEET TO THE SOUTH LINE OF THE NORTHEAST ONE QUARTER (NE ¼) OF THE NORTHWEST ONE QUARTER (NW ¼) OF THE SOUTHWEST ONE QUARTER (SW ¼) OF SAID SECTION 15; THENCE S 89°34°50° W FOR 645.53 FEET TO SAID WEST LINE; THENCE N 01°04°46° W ALONG SAID WEST LINE FOR 331.07 FEET TO THE POINT OF BEGINNING.

SAID PARCEL SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE WEST 30 FEET

AND

The West one-half (W ½) of the Southeast one quarter (SE ¼) of Section 15, Township 45 South, Range 25 East, Lee County, Florida. Excepting therefrom, that portion lying within the right of way of I-75, and excepting that portion thereof conveyed to Johnson Billboards, Inc. by deed recorded March 9, 1988 in Book 1975, Page 1853, Lee County, Florida.

ADD2020-00027 Lee County ePlan

EXHIBIT "C"

Tract Twenty Two (22), in an unrecorded subdivision of John C. Davis,according to the plat by Gerald W. Smith, surveyor, dated November 10, 1966, more particularly described as follows: The North half (N 1/2) of the Southeast quarter (SE 1/4) of the Northeast quarter (NE 1/4) of the Northwest quarter (NW 1/4), Section Fifteen (15), Township 45 South, range 25 East, subject to easements for roadway purposes over and across the West 30 feet thereof; together with ingress and egress over and across road easement, described as follows: The West 30 feet of the East half of the East half of the Northwest quarter and the East 30 feet of the West half of the East half of the Northwest quarter, Section 15, Township 45 South, Range 25 East, also, ingress and egress over and across the North 60 feet of the Northwest quarter of Section 15, Township 45 South, Range 25 East, lying and being in Lee County, Florida

AND

The North 667.07 feet of the South 1,381.25 feet of the Northeast 1/4 of Section 15, Township 45 South, Range 25 East, Lee County, Florida, lying West of Interstate Highway 75.

AND

The South 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 15, Township 45 South, Range 25 East, Lee County, Florida.

AND

The North 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4, Section 15, Township 45 South, Range 25 East, Lee County, Florida. Subject to easements for Roadway purposes over and across the East 30' thereof together with ingress and egress over and across Road Easement described as follows: The West 30' of the East 1/2 of the East 1/2 of the West 1/2 of Section 15 and the East 30' of the West 1/2 of the East 1/2 of the West 1/2 of Section 15, Township 45 South, Range 25 East, Lee County, Florida.

AND

Lots 3 and 6, Danport Center Phase 1-A, Part 1, a subdivision lying in the Northwest 1/4 Section 22, Township 45 South, Range 25 East, Lee County, Florida, as recorded in Plat Book 49, pages 87 through 92, inclusive, of the Public Records of Lee County, Florida.