

This Instrument Prepared By:

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**PREPARATION OF DEED ONLY.
NO OPINION OF TITLE RENDERED.**

WARRANTY DEED

THIS WARRANTY DEED, made on the 17th day of July, 2023, by **THREE OAKS LAND COMPANY, LLC**, a Florida limited liability company, whose post office address is 1200 Centennial Boulevard, Suite 400, Oneida, Wisconsin 54155, Grantor, to, **SD ALICO CROSSING, LLC**, a Florida limited liability company, whose post office address is 2639 Professional Circle, Suite 101, Naples, Florida 34119, Grantee.

(Whenever used herein the terms "grantor" and "grantee" include all 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 the Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by 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 the County of Lee, State of Florida, to wit:

Please see **Exhibit "A"** attached hereto and incorporated herein, which land is subject only to those matters set forth on **Exhibit "B"** attached hereto and incorporated herein, without serving to reimpose same.

Property Appraiser's Strap Number: **03-46-25-00-00001.1080**

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 the 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 this land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed in the presence of:

THREE OAKS LAND COMPANY, LLC,
a Florida limited liability company

Christine Warnke
Witness #1 - Signature

By: Steven W. Stock
Steven W. Stock, Manager

Christine Warnke
Witness #1 - Print Name

Peggy J. Velicer
Witness #2 - Signature

Peggy J. Velicer
Witness #2 - Print Name

STATE OF WISCONSIN
COUNTY OF Brown

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day of July, 2023, by Steven W. Stock, Manager of Three Oaks Land Company, LLC, a Florida limited liability company, on behalf of the company. He ☒ is personally known to me or ☐ has produced _____ as identification.

[NOTARY SEAL]



Christine Warnke
Signature of Notary Public

Christine Warnke
Printed Name of Notary Public

My commission expires: 12/14/26

Exhibit "A"

Property Description

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, FLORIDA GULF COAST BUSINESS CENTER, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT #2018000283444, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A POINT ON THE OCCUPIED EASTERLY RIGHT-OF-WAY LINE OF THREE OAKS PARKWAY (150 FOOT WIDE) ACCORDING TO SAID PLAT OF FLORIDA GULF COAST BUSINESS CENTER AND THE BEGINNING OF A LOT LINE AGREEMENT AS DESCRIBED IN INSTRUMENT #2022000037935 PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N 89°21'36" E ALONG SAID LOT LINE AGREEMENT AND THE SOUTH LINE OF SAID FLORIDA GULF COAST BUSINESS CENTER FOR A DISTANCE OF 1808.40 FEET TO THE SOUTHEAST CORNER OF LOT 7, FLORIDA GULF COAST BUSINESS CENTER-PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT #2020000002080 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A POINT ON THE OCCUPIED WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75 (WIDTH VARIES) AS SHOWN ON SAID PLAT OF FLORIDA GULF COAST BUSINESS CENTER-PHASE 2 AND THE END OF SAID LOT LINE AGREEMENT; THENCE S 00°38'48" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 393.32 FEET; THENCE S 02°40'26" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 160.84 FEET TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE CONCAVE WESTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1668.95 FEET THROUGH A CENTRAL ANGLE OF 13°10'21", SUBTENDED BY A CHORD OF 382.85 FEET AT A BEARING OF S 19°30'12" W FOR A DISTANCE OF 383.70 FEET TO THE NORTHEAST CORNER OF TRACT "A", ALICO WEST, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 2021000115040 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S 89°20'56" W ALONG SAID TRACT "A" FOR A DISTANCE OF 507.47 FEET; THENCE S 00°38'53" E ALONG SAID TRACT "A" FOR A DISTANCE OF 351.31 FEET; THENCE S 89°21'05" W ALONG SAID TRACT "A" FOR A DISTANCE OF 1160.00 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID PLAT OF ALICO WEST AS RECORDED IN INSTRUMENT NUMBER 2021000115040 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID THREE OAKS PARKWAY (150 FOOT WIDE) ACCORDING TO THE PLAT OF SAID ALICO WEST; THENCE N 00°38'05" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1264.91 TO THE POINT OF BEGINNING.

Exhibit "B"

Permitted Exceptions

1. Ad valorem and non ad valorem real property taxes for the year 2023 and subsequent years.
2. Lee County Ordinances 86-14, 86-38, 11-03 and 11-27 providing for mandatory solid waste collection and the imposition of special assessments for said collection services.
3. Right-of-Way Agreement in favor of Florida Power & Light Company recorded in Official Records Book 876, Page 610, Public Records of Lee County, Florida.
4. Restrictions, reservations, easements, covenants and conditions as set forth in deed recorded in Official Records Book 1234, Page 998, as affected by Assignment of Easement recorded in Official Records Book 1404, Page 2379 and Affidavit recorded in Official Records Book 2503, Page 2045, Public Records of Lee County, Florida.
5. Easement and Road Construction Agreement recorded in Official Records Book 3136, Page 1619, Public Records of Lee County, Florida.
6. Easement and Road Construction Agreement recorded in Official Records Book 3271, Page 2557, Public Records of Lee County, Florida.
7. Covenants and conditions of that certain Declaration of Covenants and Restrictions of the North Alico Property Owner's Association recorded in Official Records Instrument Number 2005000065896 and Amendment thereto recorded in Official Records Instrument Number 2020000007170, Public Records of Lee County, Florida. The Declaration establishes and provides without limitation for easements, liens, charges, and assessments against the insured land.
8. Notice of Temporary Median Opening recorded in Official Records Instrument Number 2007000339852, Public Records of Lee County, Florida.
9. Grant of Perpetual Public Utility Easement and Right to Convey Utility and Service Provider Easements recorded in Official Records Instrument Number 2018000171990, Public Records of Lee County, Florida.
10. Surface Water Management System Easement Agreement recorded in Official Records Instrument Number 2019000294468, Public Records of Lee County, Florida.
11. Boundary Line Agreement recorded February 2, 2022 in Official Records Instrument Number 2022000037935. Public Records of Lee County, Florida.