

Linda Doggett, Lee County Clerk of Circuit Court

INSTR. # 2021000189900, Doc Type D, Pages 1, Recorded 6/9/2021 at 11:07 AM, Deputy Clerk TBAER ERECORD

Rec Fees: \$10.00 Deed Doc: \$1,765.40

Prepared By and Return To:
 Rebecca Sterbenz
 DHI Title of Florida, Inc.
 10545 Ben C. Pratt 6 Mile Cypress Pkwy, Suite #200
 Fort Myers, FL 33966

Order No.: 102-212200687

Property Appraiser's Parcel I.D. (folio) Number:

16-43-25-L3-05001 . 0290

Sales Price: \$252,120.00

Documentary Stamps: \$ 1,765.40

CORPORATE WARRANTY DEED

THIS CORPORATE WARRANTY DEED made and entered into as of 7th day of June, 2021 by D.R. Horton, Inc.; a Delaware Corporation, whose address is 10541 Ben C. Pratt Six Mile Cypress Parkway, #100, Fort Myers, FL 33966 (hereinafter referred to as "Grantor"), to Diane M Allenbaugh, an unmarried woman, whose address is 8720 Swell Brooks Court, North FT Myers, FL 33917, (hereinafter referred to as "Grantee");:

WITNESSETH:

THAT, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is acknowledged by the Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto Grantee all that certain real property and the improvements thereon (hereinafter collectively referred to as "the Real Property") in County of Lee, State of Florida, more particularly described as follows:

Lot I29, NORTH BROOK PHASE ONE, according to the plat as recorded in Instrument Number 2019000172912, of the Public Records of Lee County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

SUBJECT TO Covenants, Conditions, Restrictions, Reservations, Limitations, Easements and Agreements of Record, if any.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND Grantor hereby covenants with Grantee: (1) that Grantor is lawfully seized of the Real Property in fee simple; (2) that Grantor has good right and lawful authority to sell and convey the Real Property; (3) that Grantor hereby full warrants the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever; and (4) that the Real Property is free of all encumbrances except taxes accruing subsequent to December 31, 2020.

IN WITNESS WHEREOF, the Grantor has caused this Corporate Warranty Deed to be executed by its officer hereunto duly authorized as of the day and year first above written.

Signed, sealed and delivered in presence of:

Witness Signature

Christina E. Bogdon

Printed Name of First Witness

D.R. Horton Inc., a Delaware Corporation

BY:

Christina E. Bogdon, Assistant Secretary

Witness Signature

Rebecca Sterbenz

Printed Name of Second Witness

STATE OF FLORIDA

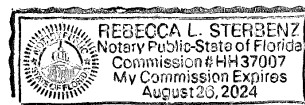
COUNTY OF Lee

The foregoing instrument was acknowledged before me, by means of ✓ physical presence or online notarization, this 7th day of June, 2021, by Christina E. Bogdon, Assistant Secretary of D. R. Horton on behalf of the corporation, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for purposes therein contained

Notary Public

My Commission Expires:

8/26/2024



INSTR # 2017000237206, Doc Type D, Pages 4, Recorded 11/14/2017 at 02:57 PM,
Linda Doggett, Lee County Clerk of Circuit Court, Rec. Fee \$35.50 Deputy
Clerk MCOSSAIRT

Prepared by & Return to:
North Brook Holdings, LLC
2502 N. Rocky Point Drive
Suite 1050
Tampa, FL 33607

QUIT CLAIM DEED

THIS QUIT CLAIM DEED made this 10th day of November, 2017, by North Brook Holdings, LLC, a Florida limited liability company ("Grantor"), whose mailing address is 2502 N. Rocky Point Drive, Suite 1050, Tampa, FL 33607, to North Brook Holdings, LLC a Florida limited liability company ("Grantee"), whose mailing address is 2502 N. Rocky Point Drive, Suite 1050, Tampa, FL 33607.

(Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and their successors and assigns.)

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt and sufficiency whereof is hereby acknowledged, does hereby remise, release and quit-claim unto Grantee forever, any right, title, interest, claim and demand which Grantor has in and to that certain real property located in Pasco County, Florida, as is more particularly described as follows:

See Attached Exhibit "A"

SUBJECT to easements, restrictions, and reservations of record and subject to taxes for the current year and subsequent years.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, if any, and all the estate, right, title, interest, lien, equity, and claim whatsoever of Grantor, either in law or equity, if any, is hereby conveyed to Grantee without warranty.

IN WITNESS WHEREOF, Grantor has executed this Quit Claim Deed as of the day and year first above written.

Signed, sealed, and delivered

in the presence of:

[Signature]

Print Name: Lauren Parsons

North Brook Holdings, LLC
a Florida limited liability company

By: *[Signature]*

Name: John Ryan

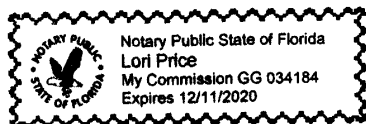
Its: Manager

[Signature]

Print Name: Christie Davis

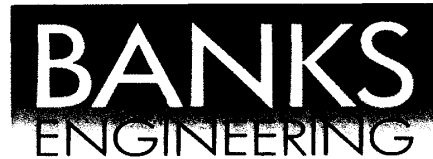
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 10th day of November, 2017, by John Ryan as Manager of North Brook Holdings, LLC a limited liability company organized under the laws of the State of Florida, on behalf of the company. He/She is personally known to me, or € produced a Florida driver's license as identification.



[Signature]
NOTARY PUBLIC-STATE OF FLORIDA
Printed Name: Lori Price
My commission expires: 12/11/2020

EXHIBIT "A"



Professional Engineers, Planners & Land Surveyors

DESCRIPTION
OF A
TRACT OR PARCEL OF LAND
LYING IN
SECTION 15, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 25 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 25 EAST; THENCE S 89°44'09" E ALONG THE NORTH LINE OF SAID SECTION 15 FOR 1341.49 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE S 00°00'20" W ALONG THE EAST LINE OF SAID FRACTION FOR 2657.08 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE S 00°00'40" E ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15 FOR 1328.46 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION THE SAME BEING THE NORTHEAST CORNER OF OAKMONT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34 AT PAGES 161 THROUGH 164 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N 89°40'00" W ALONG THE SOUTH LINE OF SAID FRACTION AND THE NORTH LINE OF SAID OAKMONT FOR 868.51 FEET TO AN INTERSECTION WITH THE CENTERLINE OF POPASH CREEK AND THE WESTERLY LINE OF SAID OAKMONT; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE AND SAID WESTERLY LINE TO AN INTERSECTION WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15 THE SAME BEING THE SOUTHWEST CORNER OF SAID OAKMONT; THENCE N 89°36'56" W ALONG SAID SOUTH LINE FOR 194.20 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE N 00°01'06" W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15 FOR 158.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 362.00 FEET TO WHICH POINT A RADIAL LINE BEARS S 28°13'25" E; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60°18'40" FOR 381.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 707.00 FEET TO WHICH POINT A RADIAL LINE BEARS S 88°32'05" E; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°32'57" FOR 241.22 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET TO WHICH POINT A RADIAL LINE BEARS S 76°36'55" E; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°28'25" FOR 23.48 FEET; THENCE N 05°54'39" E FOR 561.67 FEET; THENCE N 01°04'51" W FOR 27.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 341.00 FEET TO WHICH POINT A RADIAL LINE BEARS S 48°19'14" E; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°34'56" FOR 301.04 FEET; THENCE N 08°54'10" W FOR 211.36 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 104.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60°48'54" FOR 110.39 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 496.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°26'16" FOR 462.60 FEET; THENCE N 01°31'32" W FOR 28.18 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 841.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 11°10'38" E; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°09'35" FOR 134.45 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 341.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 80°05'22" FOR 476.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 441.00 FEET TO WHICH POINT A RADIAL LINE BEARS S 39°09'38" E; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°31'01" FOR 358.04 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 339.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°17'09" FOR 137.77 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 491.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 63°55'04" FOR 547.75 FEET; THENCE N 36°18'34" W FOR 12.55 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 179.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF

SHEET 1 OF 2

• SERVING THE STATE OF FLORIDA •

10511 Six Mile Cypress Parkway • Suite 101 • Fort Myers, Florida 33966
Phone 239-939-5490 • www.bankseng.com • Fax 239-939-2523
Engineering License No. EB 6469 • Surveying License No. LB 6690

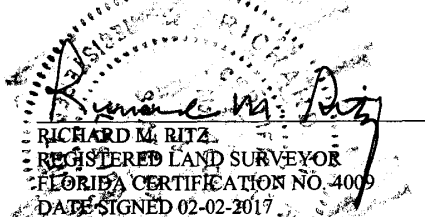
36°56'33" FOR 115.41 FEET; THENCE N 89°44'32" W FOR 253.59 FEET; THENCE S 08°18'45" W FOR 171.82 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET TO WHICH POINT A RADIAL LINE BEARS N 02°57'49" E; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°50'29" FOR 19.51 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 521.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°24'44" FOR 103.77 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 103°59'24" FOR 108.90 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 681.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°34'39" FOR 101.95 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°06'54" FOR 79.75 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 841.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°42'37" FOR 54.46 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 69°54'05" FOR 36.60 FEET; THENCE N 89°43'37" W FOR 135.66 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 130.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°24'23" FOR 100.76 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 170.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 134°40'46" FOR 399.60 FEET; THENCE S 00°00'00" E FOR 9.55 FEET; THENCE S 66°11'16" W FOR 8.57 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE N 00°01'00" E SAID WEST LINE FOR 303.86 FEET; THENCE S 89°43'37" E FOR 467.00 FEET; THENCE N 00°01'00" E FOR 467.00 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE N 89°43'37" W ALONG SAID SOUTH LINE FOR 467.00 FEET TO THE SOUTHWEST CORNER OF SAID FRACTION; THENCE N 00°01'00" E ALONG THE WEST LINE OF SAID FRACTION FOR 1,328.33 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS 88.82 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

ASSUMED NORTH BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 25 EAST AS BEARING N 00°01'06" W.

DESCRIPTION PREPARED 02-02-2017.


RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED 02-02-2017

S:\Jobs\1447\1447PHH\Surveying\Descriptions\1447-SPLIT 88.82 AC PCL.doc

INSTR # 2017000237207, Doc Type D, Pages 4, Recorded 11/14/2017 at 02:57 PM,
Linda Doggett, Lee County Clerk of Circuit Court, Rec. Fee \$35.50 Deputy
Clerk MCOSSAIRT

Prepared by & Return to:
North Brook Holdings, LLC
2502 N. Rocky Point Drive
Suite 1050
Tampa, FL 33607

QUIT CLAIM DEED

THIS QUIT CLAIM DEED made this 10th day of November, 2017, by North Brook Holdings, LLC, a Florida limited liability company ("Grantor"), whose mailing address is 2502 N. Rocky Point Drive, Suite 1050, Tampa, FL 33607, to North Brook Holdings, LLC a Florida limited liability company ("Grantee"), whose mailing address is 2502 N. Rocky Point Drive, Suite 1050, Tampa, FL 33607.

(Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and their successors and assigns.)

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt and sufficiency whereof is hereby acknowledged, does hereby remise, release and quit-claim unto Grantee forever, any right, title, interest, claim and demand which Grantor has in and to that certain real property located in Pasco County, Florida, as is more particularly described as follows:

See Attached Exhibit "A"

SUBJECT to easements, restrictions, and reservations of record and subject to taxes for the current year and subsequent years.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, if any, and all the estate, right, title, interest, lien, equity, and claim whatsoever of Grantor, either in law or equity, if any, is hereby conveyed to Grantee without warranty.

IN WITNESS WHEREOF, Grantor has executed this Quit Claim Deed as of the day and year first above written.

Signed, sealed, and delivered

in the presence of:

Lauren Parsons

Print Name: Lauren Parsons

Christie Davis

Print Name: Christie Davis

North Brook Holdings, LLC
a Florida limited liability company

By: *John Ryan*

Name: John Ryan
Its: Manager

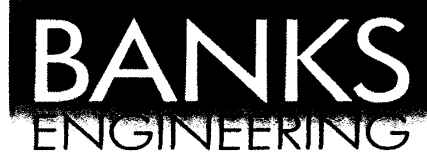
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 10th day of November, 2017, by John Ryan as Manager of North Brook Holdings, LLC a limited liability company organized under the laws of the State of Florida, on behalf of the company. He/She is personally known to me, or produced a Florida driver's license as identification.



Lori Price
NOTARY PUBLIC-STATE OF FLORIDA
Printed Name: Lori Price
My commission expires: 12/11/2020

EXHIBIT "A"



Professional Engineers, Planners & Land Surveyors

DESCRIPTION
OF A
TRACT OR PARCEL OF LAND
LYING IN
SECTION 15, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 25 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE N 00°01'00" E ALONG THE WEST LINE OF SAID FRACTION FOR 557.46 FEET; THENCE N 66°11'16" E FOR 8.57 FEET; THENCE N 00°00'00" E FOR 9.55 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 170.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 134°40'46" FOR 399.60 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 130.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°24'23" FOR 100.76 FEET; THENCE S 89°43'37" E FOR 135.66 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 69°54'05" FOR 36.60 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 841.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°42'37" FOR 54.46 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 80.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°06'54" FOR 79.75 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 681.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°34'39" FOR 101.95 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 103°59'24" FOR 108.90 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 521.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°24'44" FOR 103.77 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°50'29" FOR 19.51 FEET; THENCE N 08°18'45" E FOR 171.82 FEET; THENCE S 89°44'32" E FOR 253.59 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 179.00 FEET TO WHICH POINT A RADIAL LINE BEARS N 89°22'02" W; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°56'33" FOR 115.41 FEET; THENCE S 36°18'34" E FOR 12.55 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 491.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 63°55'04" FOR 547.75 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 339.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°17'09" FOR 137.77 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 441.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°31'01" FOR 358.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 341.00 FEET TO WHICH POINT A RADIAL LINE BEARS N 79°34'25" E; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 80°05'22" FOR 476.66 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 841.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°09'35" FOR 134.45 FEET; THENCE S 01°31'32" E FOR 28.18 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 496.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°26'16" FOR 462.60 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 104.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60°48'54" FOR 110.39 FEET; THENCE S 08°54'10" E FOR 211.36 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 341.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°34'56" FOR 301.04 FEET; THENCE S 01°04'51" E FOR 27.92 FEET; THENCE S 05°54'39" W FOR 561.67 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 180.00 FEET TO WHICH POINT A RADIAL LINE BEARS S 84°05'21" E; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°28'25" FOR 23.48 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT

SHEET 1 OF 2

• SERVING THE STATE OF FLORIDA •

10511 Six Mile Cypress Parkway • Suite 101 • Fort Myers, Florida 33966
Phone 239-939-5490 • www.bankseng.com • Fax 239-939-2523
Engineering License No. EB 6469 • Surveying License No. LB 6690

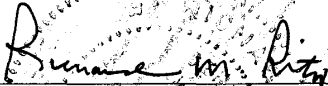
HAVING A RADIUS OF 707.00 FEET TO WHICH POINT A RADIAL LINE BEARS N 71°54'58" E; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°32'57" FOR 241.22 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 362.00 FEET TO WHICH POINT A RADIAL LINE BEARS S 88°32'05" E; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60°18'40" FOR 381.05 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE N 00°01'06" W ALONG SAID FRACTION FOR 2,496.16 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 38.64 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

ASSUMED NORTH BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 25 EAST AS BEARING N 00°01'06" W.

DESCRIPTION PREPARED 02-02-2017.


RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED 02-02-2017

S:\Jobs\1447\PHH\Surveying\Descriptions\1447-SPLIT 38.64 AC PCL.doc

INSTR # 2008000182939, Doc Type D, Pages 6, Recorded 07/08/2008 at 11:03 AM,
Charlie Green, Lee County Clerk of Circuit Court, Deed Doc. D \$0.70 Rec. Fee
\$52.50 Deputy Clerk ELAYDEN

This instrument prepared by:
Margarita Calderon
North American Title Company
760 NW 107 Avenue, Suite 214
Miami, Florida 33172

CORRECTIVE SPECIAL WARRANTY DEED

THIS CORRECTIVE SPECIAL WARRANTY DEED (this "Corrective Deed") is made as of the 21 day of May, 2008, between **NORTH BAYSHORE LAND HOLDINGS, LLC, a Florida limited liability company**, having its principal office at 6365 Collins Avenue, PH-8, Miami Beach, FL 33141 (the "Grantor"), and **NORTH BROOK HOLDINGS, LLC, a Florida limited liability company**, whose address is: 700 NW 107th Avenue, 4th Floor, Miami, FL 33172 (the "Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does grant, bargain and sell to Grantee, and Grantee's heirs, successors and assigns forever, all the right, title, interest, claim and demand that Grantor has or may have in and to the following described real property (the "Property") located and situated in the County of Lee and State of Florida, to wit:

See **Exhibit "A"** attached hereto and made a part hereof

SUBJECT TO all matters listed on **Exhibit "B"** attached hereto and made a part hereof.

Grantor does hereby warrant, and will defend, the title to the Property hereby conveyed, subject as aforesaid, against the lawful claims of all persons claiming by, through or under Grantor, but none other.

"Grantor" and "Grantee" are used herein in the singular or the plural, as the context may require.

NOTE: THIS CORRECTIVE DEED CORRECTS THAT CERTAIN SPECIAL WARRANTY DEED DATED NOVEMBER 30, 2007, RECORDED DECEMBER 4, 2007 IN INSTRUMENT NO. 2007000356103, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, IN ORDER TO REPLACE THE LEGAL DESCRIPTION WITH THE CORRECT LEGAL DESCRIPTION OF THE PROPERTY CONVEYED. NO ADDITIONAL CONSIDERATION, OTHER THAN NOMINAL CONSIDERATION, HAS BEEN GIVEN FOR THIS CORRECTIVE DEED.

IN WITNESS WHEREOF, Grantor has executed this Deed and has caused its seal(s) to be affixed the day and year first above written.

Signed, sealed and delivered
in our presence:

WITNESSES:

Print name: WILFREDO FERNANDEZ

Print name: EDUARDO DIAZ

**NORTH BAYSHORE LAND
HOLDINGS, LLC, a Florida limited
liability company**

By: Reynaldo F. Mayor,
Its: Managing Member

(SEAL)

STATE OF FLORIDA)
)ss:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me, this 21 day of May, 2008, by Reynaldo F. Mayor, as Managing Member of North Bayshore Land Holdings, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification.

Notary Public, State of Florida
Name: SANDRA ACOSTA

My Commission Expires

(SEAL)

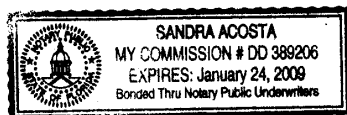


EXHIBIT "A"**LEGAL DESCRIPTION***AS PREPARED BY BANKS ENGINEERING, INC.*

TRACTS OR PARCELS OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTIONS 15, 16 AND 21 TOWNSHIP 43 SOUTH, RANGE 25 EAST, BEING FURTHER DESCRIBED AS FOLLOWS:

PARCEL "A"

BEGINNING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 25 EAST; THENCE S.89°44'09"E. ALONG THE NORTH LINE OF SAID SECTION 15 FOR 1341.49 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE S.00°00'20"W. ALONG THE EAST LINE OF SAID FRACTION FOR 2657.08 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE S.00°00'40"E. ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15 FOR 1328.46 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION THE SAME BEING THE NORTHEAST CORNER OF OAKMONT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34 AT PAGES 161 THROUGH 164 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.89°40'00"W. ALONG THE SOUTH LINE OF SAID FRACTION AND THE NORTH LINE OF SAID OAKMONT FOR 868.51 FEET TO AN INTERSECTION WITH THE CENTERLINE OF POPASH CREEK AND THE WESTERLY LINE OF SAID OAKMONT; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE AND SAID WESTERLY LINE TO AN INTERSECTION WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15 THE SAME BEING THE SOUTHWEST CORNER OF SAID OAKMONT; THENCE N.89°36'56"W. ALONG SAID SOUTH LINE FOR 194.20 FEET TO THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST; THENCE S.00°19'27"E. ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 FOR 1339.16 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE N.89°50'02"W. ALONG THE SOUTH LINE OF SAID FRACTION FOR 664.14 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S.00°12'53"E. ALONG THE EAST LINE OF SAID FRACTION FOR 1338.69 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE CONTINUE S.00°12'53"E. 582.89 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF LEETANA DRIVE (86 FEET WIDE); THENCE N.46°31'25"W. ALONG SAID NORTHERLY LINE FOR 203.32 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5553.58 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 05°30'23.2" FOR 533.73 FEET; THENCE N.49°06'14"E. ALONG SAID NORTHERLY LINE FOR 36.99 FEET; THENCE N.40°53'46"W. ALONG SAID NORTHERLY LINE FOR 50.00 FEET; THENCE S.49°06'14"W. ALONG SAID NORTHERLY LINE FOR 37.00 FEET; THENCE N.40°53'46"W. ALONG SAID NORTHERLY LINE FOR 156.94 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 3513.62 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 06°05'42.5" FOR 373.78 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF PRITCHETT PARKWAY (100 FEET WIDE) AND A POINT OF REVERSE CURVE HAVING A RADIUS OF 1050.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 68°05'24" FOR 1247.81 FEET; THENCE N.21°05'55"E. ALONG SAID EASTERLY LINE FOR 652.71 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1150.00 FEET; THENCE NORTHERLY ALONG SAID CURVE AND SAID EASTERLY LINE THROUGH A CENTRAL ANGLE OF 21°06'48" FOR 423.77 FEET; THENCE N.00°00'53"W. ALONG SAID EASTERLY LINE FOR 2572.50 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1150.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID EASTERLY LINE THROUGH A CENTRAL ANGLE OF 89°55'27" FOR 1804.90 FEET; THENCE N.89°56'20"W. ALONG SAID EASTERLY LINE FOR 1399.20 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1050.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°47'50" FOR 875.93 FEET; TO AN INTERSECTION WITH THE CENTERLINE OF BAYSHORE CREEK; THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST; THENCE S.89°59'47"E. ALONG SAID SOUTH LINE FOR 915.24 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16; THENCE N.00°06'54"W. ALONG THE WEST LINE OF SAID FRACTION FOR 667.02 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID FRACTION; THENCE N.89°56'25"E. ALONG SAID NORTH LINE FOR 672.59 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE S.89°29'37"E. ALONG THE NORTH LINE OF SAID SECTION FOR 2646.16 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL

COMMENCING AT NORTHWEST CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 25 EAST; THENCE S.00°01'00"W. ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15 FOR 1328.33 FEET TO THE POINT OF BEGINNING THE SAME BEING THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE S.89°43'37"E. ALONG THE NORTH LINE OF SAID FRACTION FOR 467.00 FEET; THENCE S.00°01'00"W. FOR 467.00 FEET; THENCE N.89°43'37"W. FOR 467.00 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID FRACTION; THENCE N.00°01'00"E. ALONG THE WEST LINE OF SAID FRACTION FOR 467.00 FEET TO THE POINT OF BEGINNING.

AND: PARCEL "B"

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST; THENCE N.89°50'53"W. ALONG THE SOUTH LINE OF SAID FRACTION FOR 661.74 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16 THE SAME BEING A POINT ON THE EAST LINE OF COLONIAL PINES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 36 AT PAGES 26 THROUGH 29 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.00°06'55"W. ALONG SAID EAST LINE FOR 664.54 FEET TO THE NORTHEAST CORNER OF SAID FRACTION AND SAID COLONIAL PINES; THENCE N.00°06'55"W. ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16 FOR 664.54 FEET TO THE NORTHEAST CORNER OF SAID FRACTION; THENCE N.89°49'35"W. ALONG THE NORTH LINE OF SAID FRACTION FOR 664.45 FEET TO THE NORTHWEST CORNER OF SAID FRACTION; THENCE S.00°13'55"E. ALONG THE EAST LINE OF SAID FRACTION FOR 664.68 FEET TO THE SOUTHWEST CORNER OF SAID FRACTION THE SAME BEING AN INTERSECTION WITH THE NORTH LINE OF SAID COLONIAL PINES; THENCE N.89°50'14"W. ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 16 AND THE NORTH LINE OF SAID COLONIAL PINES FOR 998.54 FEET TO AN INTERSECTION WITH THE CENTERLINE OF BAYSHORE CREEK; THENCE NORTHERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16, THE SAME BEING THE SOUTH LINE OF HUNTER'S GLEN, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 59 AT PAGES 92 THROUGH 94 OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA; THENCE S.89°49'35"E. ALONG SAID SOUTH LINE FOR 316.69 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION AND SAID HUNTER'S GLEN; THENCE N.00°20'57"W. ALONG THE EAST LINE OF SAID FRACTION AND SAID HUNTER'S GLEN FOR 1329.62 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16 AND SAID HUNTER'S GLEN; THENCE S.89°48'18"E. ALONG SAID SOUTH LINE FOR 667.18 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION AND AN INTERSECTION WITH THE EAST LINE OF SAID HUNTER'S GLEN; THENCE N.00°13'55"W. ALONG THE EAST LINE OF SAID FRACTION AND SAID HUNTER'S GLEN FOR 668.28 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID HUNTER'S GLEN; THENCE S.89°52'09"E. ALONG SAID SOUTH LINE FOR 378.81 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID HUNTER'S GLEN; THENCE N.00°03'40"E. ALONG SAID EAST LINE FOR 150.55 FEET TO THE NORTHEAST CORNER OF SAID HUNTER'S GLEN, THE SAME BEING AN INTERSECTION WITH THE WESTERLY LINE OF PRITCHETT PARKWAY (100 FEET WIDE); THENCE S.89°56'20"E. ALONG SAID WESTERLY LINE FOR 942.66 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1050.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 89°55'27" FOR 1647.95 FEET; THENCE S.00°00'53"E. ALONG SAID WESTERLY LINE FOR 2572.50 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1050.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 21°06'48" FOR 386.92 FEET; THENCE S.21°05'55"W. ALONG SAID WESTERLY LINE FOR 652.71 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1150.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 29°20'46" FOR 589.01 FEET TO POINT "A" THE SAME BEING AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PRITCHETT PARKWAY AND A POINT OF REVERSE CURVE HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 86°07'33" FOR 45.10 FEET; THENCE S.77°52'42"W. ALONG SAID NORTHERLY LINE FOR 75.93 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 450.00 FEET; THENCE WESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 41°28'01" FOR 325.68 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF LEETANA DRIVE (86 FEET WIDE) AND A POINT OF REVERSE CURVE HAVING A RADIUS OF 4064.06 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 04°02'04" FOR 286.17 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST; THENCE N.00°06'48"E. ALONG SAID WEST LINE FOR 1581.74 FEET TO THE POINT OF BEGINNING.

AND: PARCEL "C"

COMMENCING AT THE AFOREMENTIONED POINT "A" THE SAME BEING A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 1150.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.81°45'09"W.; THENCE; SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°46'30" FOR 156.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ALONG SAID CURVE AND THE WESTERLY RIGHT-OF-WAY LINE OF PRITCHETT PARKWAY (100 FEET WIDE) THROUGH A CENTRAL ANGLE OF 04°44'48" FOR 95.27 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 145°24'40" FOR 76.14 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF LEETANA DRIVE (86 FEET WIDE); THENCE N.55°21'28"W. ALONG SAID NORTHERLY LINE FOR 133.36 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF PRITCHETT PARKWAY (100 FEET WIDE) AND THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET; THENCE NORTHERLY ALONG SAID CURVE AND SAID SOUTHERLY LINE THROUGH A CENTRAL ANGLE OF 133°42'05" FOR 70.01 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 550.00 FEET; THENCE EASTERLY ALONG SAID CURVE AND SAID SOUTHERLY LINE THROUGH A CENTRAL ANGLE OF 00°27'56" FOR 4.47 FEET; THENCE N.77°52'42"E. ALONG SAID SOUTHERLY LINE FOR 75.96 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID SOUTHERLY LINE THROUGH A CENTRAL ANGLE OF 86°05'58" FOR 45.08 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"**PERMITTED EXCEPTIONS**

1. Taxes and assessments for the year 2007 and subsequent years.
2. Subject land lies within the boundaries for mandatory Garbage Collection, Lee County Ordinance No. 86-14, as recorded in Official Records Book 2189, Page 3281, of the Public Records of Lee County, Florida, as may be amended, and will be subject to future assessments.
3. Right of Way Easement in favor of Lee County Electric Coop, dated March 15, 1979 and recorded in Official Records Book 1337, Page 342, of the Public Records of Lee County, Florida.
4. Easements in favor of Lee County, dated October 6, 1980, and recorded in Official Records Book 1488, Pages 1933 and 1935, of the Public Records of Lee County, Florida.
5. Non-Exclusive Sewer Line Easement Grant between Pritchett Development Company, Ltd. and Lee County Board of Commissioners, dated April 5, 1995, and recorded in Official Records Book 2595, Page 807, of the Public Records of Lee County, Florida.
6. Easement for Sewer Lift Station and Access Easement to Sewage Treatment Plant to Lee County Board of County Commissioners, dated December 4, 1978, and recorded in Official Records Book 1319, Page 615, of the Public Records of Lee County, Florida.
7. Right of Way Easement in favor of Lee County Electric Coop, dated April 3, 1978, and recorded in Official Records Book 1267, Page 1469, of the Public Records of Lee County, Florida.
8. Subject to 40 foot rights of way as recited in deeds recorded in Official Records Book 1006, Page 1749 and Official Records Book 372, Page 124, of the Public Records of Lee County, Florida.
9. Grant of Easement from Kenneth A. Kingsbury and Lisa M. Kingsbury, husband and wife, to Kathy Lynne R. Pritchett, Trustee of the Kathy Lynne R. Pritchett Revocable Trust U/D/T dated May 16, 1994; Peter Kalnz; and Pritchett Development Company, Ltd., a Florida limited partnership, dated October 2, 1998 and recorded in Official Records Book 3040, Page 2139, of the Public Records of Lee County, Florida.

10. Terms and conditions contained in the Grant of Easement by Hunter's Glen Homeowners Association, Inc., and Pritchett Development Company, Ltd., dated June 3, 2002, and recorded in Official Records Book 3742, Page 207, of the Public Records of Lee County, Florida, and Assignment of Easement to North Bayshore Land Holdings, LLC dated January 2005 and recorded in Official Records Book 4590, Page 186, of the Public Records of Lee County, Florida.

11. Right of Way Easement in favor of Lee County Electric Co-operative, Inc., dated January 16, 1981, and recorded in Official Records Book 1561, Page 1783, of the Public Records of Lee County, Florida.

12. Perpetual Easement for maintenance of utility lines in favor of Lee County, dated October 6, 1980, and recorded in Official Records Book 1488, Page 1935, of the Public Records of Lee County, Florida.

13. Rights of the State of Florida based upon the doctrine of the state's sovereign ownership of lands lying below the mean high water line of any navigable or tidally influenced waters.

Linda Doggett, Lee County Clerk of Circuit Court

INSTR. # 2020000059568, Doc Type D, Pages 4, Recorded 3/9/2020 at 9:33 AM, Deputy Clerk MCOSSAIRT ERECORD

Rec Fees: \$35.50 Deed Doc: \$12,397.00

This Instrument was Prepared By,
 Record and Return To:
 Christopher B. Roemer, Esquire
 Nelson Mullins Broad and Cassel LLP
 1905 NW Corporate Blvd
 Suite 310
 Boca Raton, Florida 33431

Property Appraiser Identification Nos:

15-43-25-L1-0500H.0580	15-43-25-L1-0500H.0590
15-43-25-L1-0500H.0600	15-43-25-L1-0500H.0610
15-43-25-L1-0500H.0620	15-43-25-L1-0500H.0630
15-43-25-L1-0500H.0640	15-43-25-L1-0500H.0650
15-43-25-L1-0500H.0950	15-43-25-L1-0500H.0960
15-43-25-L1-0500H.0970	15-43-25-L1-0500H.0980
15-43-25-L1-0500H.0990	16-43-25-L3-0500I.0380
16-43-25-L3-0500I.0390	16-43-25-L3-0500I.0400
16-43-25-L3-0500I.0410	16-43-25-L3-0500I.0420
16-43-25-L3-0500I.0430	16-43-25-L3-0500I.0440
16-43-25-L3-0500I.0450	16-43-25-L3-0500I.0460
16-43-25-L3-0500I.0470	16-43-25-L3-0500I.0480
16-43-25-L3-0500I.0490	16-43-25-L3-0500J.0560
16-43-25-L3-0500J.0570	16-43-25-L3-0500J.0580
16-43-25-L3-0500J.0590	16-43-25-L3-0500J.0600
16-43-25-L3-0500J.0610	16-43-25-L3-0500J.0620
16-43-25-L3-0500J.0630	

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 4 day of March 2020, between **NORTH BROOK HOLDINGS, LLC**, a Florida limited liability company, whose post office address is 2502 N. Rocky Point Drive, Suite 1050, Tampa, FL 33607, **Grantor**, and **D.R. HORTON, INC.**, a Delaware corporation, whose post office address is 10541 Ben C. Pratt Six Mile Cypress Parkway, Suite 100, Ft. Myers, FL 33966, **Grantee**:

(Whenever 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, trusts and trustees)

Witnesseth, that said 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 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 land, situate, lying and being in **Lee County, Florida**, to-wit (the "**Property**"):

Lots H58, H59, H60, H61, H62, H63, H64, H65, H95, H96, H97, H98, H99, I38, I39, I40, I41, I42, I43, I44, I45, I46, I47, I48, I49, J56, J57, J58, J59, J60, J61, J62, and J63, of **NORTH BROOK PHASE ONE**, according to the Plat thereof as recorded in Instrument No. 2019000172912, of the Public Records of Lee County, Florida.

SUBJECT TO taxes for the year 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any; and

SUBJECT TO the Permitted Exceptions set forth on the attached Exhibit "A".

Together with all the tenements, hereditaments and appurtenances belonging or in anywise appertaining to the Property.

To Have and to Hold, the same in fee simple forever.

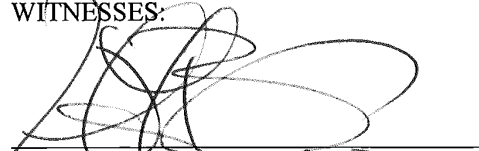
And the Grantor hereby specially covenants with said Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

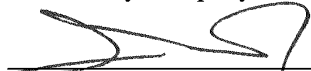
Signed, sealed and delivered in our presence:

WITNESSES:


Print Name: Jennifer Barrs


Print Name: Kelly Remmel

NORTH BROOK HOLDINGS, LLC, a Florida limited liability company

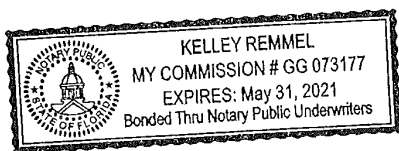
By: 
John M. Ryan, Manager

STATE OF FLORIDA)

COUNTY OF Hillsborough)

The foregoing instrument was acknowledged by me, by means of ☒ physical presence or ☐ online notarization before this 3rd day of March, 2020, by **John M. Ryan**, as the Manager of NORTH BROOK HOLDINGS, LLC, a Florida limited liability company, on behalf of the company. John M. Ryan is ☐ personally known to me or ☐ has produced _____ as identification.


(Signature of Notary Public, State of Florida)



(Print, Type, or Stamp Commissioned Name of Notary Public)

EXHIBIT "A"

1. Lee County Ordinance No. 86-14 recorded November 30, 1990 in Book 2189, Page 3281, as amended by Lee County Ordinance No. 86-38 recorded November 30, 1990 in Book 2189, Page 3334.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NORTH BROOK PHASE ONE, as recorded July 24, 2019 in Instrument Number 2019000172912, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
3. Declaration of Covenants, Conditions and Restrictions for Stoneybrook North recorded January 20, 2009 in Instrument #2009000013576.
4. Notice of Establishment of the Stoneybrook North Community Development District recorded February 16, 2015 in Instrument No. 2015000031636.
5. Declaration of Consent to Jurisdiction of the Stoneybrook North Community Development District, Imposition of Special Assessments, and Imposition of Lien of Record as set forth in instrument recorded July 31, 2017 in Instrument No. 2017000164739.
6. Lien of Record Disclosure of Public Financing, and Maintenance of Improvements of the Stoneybrook North Community Development District as set forth in instrument recorded July 31, 2017 in Instrument No. 2017000164746.
7. Lien of Record Disclosure of Public Financing, and Maintenance of Improvements of the Stoneybrook North Community Development District as set forth in instrument recorded July 31, 2017 in Instrument No. 2017000164747.
8. Utility Infrastructure Conveyance and Service Agreement as set forth in instrument recorded September 19, 2017 in Instrument No. 2017000194887.
9. Terms and conditions of that certain Brightwater Club - Club Plan recorded June 7, 2018 in Instrument #2018000138461.
10. Declaration of Covenants, Conditions, Restrictions and Easements, which contains provisions for a private charge or assessments, recorded June 7, 2018 in Instrument #2018000138522, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

*Note: All documents are recorded in the Public Records of Lee County, Florida.