

1500.60

This instrument prepared by:
Vivien N. Hastings, Esq.
801 Laurel Oak Dr., #500
Naples, FL 33963

3224550

Tax ID# 20-47-2-00-00001.0010

OR2309 Pg1426

THIS WARRANTY DEED made this 24th day of February, 1992,

by PELICAN LANDING COMMUNITY ASSOCIATION, INC.,

a not-for-profit corporation existing under the laws of the State of Florida, and having its principal place of business at 9200 Bonita Beach Road, Suite 101, Bonita Springs, Florida 33923, herein called the Grantor,

to: PELICAN'S NEST ASSOCIATES, LTD., a Florida limited partnership, whose Post Office address is: 9200 Bonita Beach Road, Suite 101, Bonita springs, Florida 33923,

herein 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, assigns of individuals, and the successors and assigns of corporation).

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 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, Florida, viz:

(See legal description attached hereto as Exhibit "A")

SUBJECT TO easements, reservations, restrictions of record, if any, and taxes for the current year.

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 the Grantor is lawfully seized of said land 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 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 as otherwise noted above.

THE PURPOSE OF THIS WARRANTY DEED IS TO REPLACE THAT CERTAIN QUIT CLAIM DEED PREVIOUSLY RECORDED AT OFFICIAL RECORDS BOOK 2281, PAGE 2977 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

IN WITNESS WHEREOF, the said 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.

After recording please return to: Westinghouse Communities of Naples, Inc.
801 Laurel Oak Drive, #500
Naples, FL 33963

RECORD VERIFIED - CHANNEL GREEN, CLERK
BY I. TURNER, D.C.

deed.rp

Documentary Tax Pd \$ 160
\$ _____ Intangible Tax Pd.
CHANNEL GREEN, CLERK, LEE COUNTY
By *[Signature]* Deputy Clerk

Signed, sealed and delivered
in the presence of:

PELICAN LANDING COMMUNITY
ASSOCIATION, INC.

Laurel Y. Sitterly
Laurel Y. Sitterly

By: [Signature]
Samuel L. Crouch
President

Vivien N. Hastings
Vivien N. Hastings

QR2309 Pg1427

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 24 day of February, 1992 by Samuel L. Crouch, as President of the Pelican Landing Community Association, Inc., who is personally known to me and who did not take an oath.

Laurel Y. Sitterly
Notary Public
Laurel Y. Sitterly
My Commission Expires:



LAUREL Y. SITTERLY
MY COMMISSION EXPIRES
January 23, 1994
BONDED THRU NOTARY PUBLIC UNDERWRITERS

CREEK BAR
AT
PELICAN'S NEST

OR2309 PG1428

Description: A parcel of land lying in Section 20, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Lot 4, Block B, of "PELICAN'S NEST, UNIT ONE", as recorded in Plat Book 41, Pages 58 thru 60, Public Records of Lee County, Florida, said point also being the Point of Beginning of "PELICAN'S NEST, UNIT TWO", as recorded in Plat Book 44 Pages 27 thru 31, Public Records of Lee County, Florida; run thence along the Southerly right-of-way line of Bay Creek Drive Southwest as shown on said plat of "PELICAN'S NEST, UNIT TWO", for the following three (3) courses: (1) $S67^{\circ}30'00''W$ for 150.00 feet to a point of curvature of a curve concave to the Northwest; (2) Southwesterly for 504.49 feet along the arc of said curve, having for its elements a radius of 1562.45 feet, a central angle of $18^{\circ}30'00''$, a chord length of 502.30 feet and a chord bearing of $S76^{\circ}45'00''W$ to a point of compound curvature of a curve concave to the Northeast; (3) Northwesterly for 131.52 feet along the arc of said curve, having for its elements a radius of 247.63 feet, a central angle of $30^{\circ}25'49''$, a chord length of 129.98 feet and a chord bearing of $N78^{\circ}47'06''W$ to a point of reverse curvature of a curve concave to the South; thence along the Southerly right-of-way line of Goldcrest Drive as shown on said plat of "PELICAN'S NEST, UNIT TWO", for the following two (2) courses: (1) Westerly for 39.99 feet along the arc of said curve concave to the South, having for its elements a radius of 30.00 feet, a central angle of $76^{\circ}22'37''$, a chord length of 37.09 feet and a chord bearing of $S78^{\circ}14'30''W$, to a point of reverse curvature of a curve concave to the North; (2) Westerly for 603.03 feet along the arc of said curve, having for its elements a radius of 335.00 feet, a central angle of $103^{\circ}08'17''$, a chord length of 524.85 feet, and a chord bearing of $N88^{\circ}22'40''W$, to a point of compound curvature; thence leaving said Southerly right-of-way line $S53^{\circ}11'29''W$ along a radial line for 40.99 feet; thence $S31^{\circ}22'02''W$ for 99.39 feet; to the POINT OF BEGINNING of the parcel herein described; thence continue $S31^{\circ}22'02''W$ for 131.39 feet; thence $S90^{\circ}00'00''W$ for 78.36 feet; thence $N46^{\circ}19'39''W$ for 41.45, more or less, to Spring Creek; thence northerly along Spring Creek; being approximated by the following five (5) courses: (1) $N35^{\circ}18'38''E$ for 24.55 feet; (2) $N33^{\circ}40'11''W$ for 21.92 feet; (3) $N42^{\circ}57'49''E$ for 25.45 feet; (4) $N23^{\circ}38'12''W$ for 27.36 feet; (5) $N23^{\circ}52'38''E$ for 35.56 feet; thence leaving Spring Creek $S78^{\circ}38'31''E$ for 157 feet, more or less, to the POINT OF BEGINNING.

Containing 17,301 square feet, more or less, subject to a determination of riparian rights.

EXHIBIT "A"

CHARLIE GREEN LEE CIV FL
92 JUN 26 AM 8:40