

1500  
122500

RECORDED - 1997 APR 17 10:00 AM - 122500

This instrument prepared by  
and return to:  
Stephen C. Pierce, Esquire  
801 Laurel Oak Drive, Suite 500  
Naples, FL 34108

Documentary Tax Pd. \$ 122500  
Notary Public  
Lee County  
Deputy Clerk  
D. Robinson

4154513

DR2815 PG3515

**THIS WARRANTY DEED** is made this 17 day of April, 1997 by

**WCI COMMUNITIES LIMITED PARTNERSHIP**, a Delaware limited partnership, whose Office address is: 801 Laurel Oak Drive, Suite 500, Naples, Florida 34108 (hereinafter called the "Grantor") to

**PELICAN LANDING COMMUNITY ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose Post Office address is: 24830 Burnt Pine Drive, Suite 4, Bonita Springs, Florida 34134 (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, assigns of individuals, and the successors and assigns of corporation).

**WITNESSETH:** That the Grantor, for and in consideration of the sum of \$10.00 (Ten Dollars) and other valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, its successors and assigns, all that certain land situate in Lee County, Florida, to wit:

See Exhibit "A" attached hereto and made a part hereof (the "Property").

Strap No: 17-45-25-00-00001.0000

**SUBJECT TO:**

- (A) Taxes and assessments for 1997 and subsequent years;
- (B) Covenants, conditions, limitations, restrictions, reservations and easements recorded.

**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.

**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 officer thereunto duly authorized, the day and year first above written.

Signed and sealed in the presence of:

WCI COMMUNITIES LIMITED  
PARTNERSHIP, a Delaware  
limited partnership

DR2815 PG3516

Robin Huffman  
Print Name: Robin Huffman

Ann C. Bozko  
Print Name: Ann C. Bozko

By: Jerry H. Schroyer \*  
Its: Senior Vice President

\* Executed pursuant to authority granted in that certain Certificate/Power of Attorney recorded at O.R. Book 2809, Page 986, of the Public Records of Lee County, Florida.

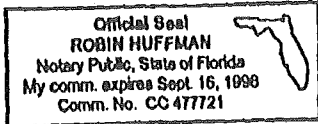
STATE OF FLORIDA )

COUNTY OF COLLIER )

The foregoing instrument was acknowledged before me this 17 day of April, 1997 by Jerry H. Schroyer, Senior Vice President of WCI communities Limited Partnership, a Delaware limited partnership, on behalf of the limited partnership. He is personally known to me.

Robin Huffman  
Notary Public  
Print Name: Robin Huffman

My Commission Expires:



97 APR 23 PM 3:11

## EXHIBIT "A"

A parcel of land lying in the Northeast 1/4 of Section 17, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 17; thence along the East line of the Northeast 1/4 of said Section 17, South  $00^{\circ}41'04''$  East, 802.56 feet; thence South  $89^{\circ}18'56''$  West, 943.87 feet to the point of beginning and a point on the arc of a non-tangent circular curve concave to the Southeast (a radial line through said point bears South  $00^{\circ}17'30''$  West); thence Southwesterly along the arc of said curve, having for its elements a radius of 1022.50 feet, a central angle of  $29^{\circ}02'00''$ , a chord distance of 512.60 feet; a chord bearing of South  $75^{\circ}46'30''$  West, an arc distance of 518.13 feet; thence North  $20^{\circ}00'00''$  West, 181.86 feet; thence North  $70^{\circ}00'00''$  East, 20.00 feet; thence North  $20^{\circ}00'00''$  West, 140.00 feet; thence North  $70^{\circ}00'00''$  East, 490.00 feet; thence South  $20^{\circ}00'00''$  East, 373.44 feet to the point of beginning.

OR2815 PG35.17