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INSTR # 4962384
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RECORDED 09/14/00 10:17 AM
CHARLIE GREEN CLERK OF COURT
LEE COUNTY
RECORDING FEE 24.00
DOC TAX PD (F.S. 201.02) 495.60
DEPUTY CLERK J Miller

This instrument prepared by
and return to:
Vivien N. Hastings, Esquire
24301 Walden Center Drive
Bonita Springs, FL 34134

Strap No: 06-47-25-15-0000F.0000

THIS WARRANTY DEED is made this 19 day of June, 2000

WCI COMMUNITIES, INC., a Delaware corporation, whose Office address is: 24301 Walden Center Drive, Bonita Springs, Florida 34134 (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, 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").

SUBJECT TO:

- (A) Taxes and assessments for 2000 and subsequent years;
- (B) Covenants, conditions, limitations, restrictions, reservations and easements of record.

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, INC.,
a Delaware corporation

Laurel Y. Sitterly
Print Name: LAUREL Y. SITTERLY
Melanie Scire
Print Name: MELANIE SCIRE

By: *Jerry L. Starkey*
Print Name: Jerry L. Starkey
Its: President

STATE OF FLORIDA)

COUNTY OF LEE)

The foregoing instrument was acknowledged before me this 19 day of June, 2000 by Jerry L. Starkey, as President of WCI Communities, Inc., a Delaware corporation, on behalf of the corporation. He is personally known to me.

Laurel Y. Sitterly
Notary Public
Print Name: LAUREL Y. SITTERLY
My Commission Expires:



Q. GRADY MINOR & ASSOCIATES, P.A.

Civil Engineers ■ Land Surveyors ■ Planners

Q. GRADY MINOR, P.E.
MARK W. MINOR, P.E.
C. DEAN SMITH, P.E.
DAVID W. SCHMITT, P.E.

ALAN V. ROSEMAN
ROBERT W. THINNES, A.I.C.P.
ERIC V. SANDOVAL, P.S.M.

**PROPERTY DESCRIPTION
PARCEL "B"
(SKETCH #B-1572.B)**

A PORTION OF TRACT "F" OF "PELICAN LANDING UNIT THIRTEEN", AS RECORDED IN PLAT BOOK 53, AT PAGES 1 THROUGH 10 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLYMOST CORNER OF TRACT "F" OF "PELICAN LANDING UNIT THIRTEEN", AS RECORDED IN PLAT BOOK 53 AT PAGES 1 THROUGH 10 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, ALSO BEING A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, THENCE RUN S 00°06'43" E, ALONG THE EAST LINE OF SAID TRACT "F", FOR A DISTANCE OF 721.52 FEET; THENCE RUN S 89°53'17" W, ALONG THE SOUTH LINE OF TRACT "F", FOR A DISTANCE OF 20.41 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF "BURNT PINE DRIVE NORTH" AND A POINT ON A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, WHOSE RADIUS POINT BEARS S 89°53'15" W A DISTANCE OF 330.00 FEET THEREFROM; THENCE RUN NORTHWEST ALONG THE ARC OF SAID CURVE TO THE LEFT AND SAID EASTERLY RIGHT-OF-WAY LINE, HAVING A RADIUS OF 330.00 FEET, THROUGH A CENTRAL ANGLE OF 79°55'26", SUBTENDED BY A CHORD OF 423.90 FEET AT A BEARING OF N 40°04'26" W, FOR AN ARC LENGTH OF 460.33 FEET TO THE END OF SAID CURVE; THENCE RUN N 80°02'09" W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 43.58 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, HAVING A RADIUS OF 270.00 FEET, THROUGH A CENTRAL ANGLE OF 80°05'03", SUBTENDED BY A CHORD OF 347.41 FEET AT A BEARING OF N 39°59'38" W, FOR AN ARC LENGTH OF 377.39 FEET TO THE END OF SAID CURVE; THENCE RUN N 00°02'54" E, ALONG SAID RIGHT-OF-WAY LINE, FOR A DISTANCE OF 10.45 FEET; THENCE RUN PERPENDICULAR TO SAID EAST RIGHT-OF-WAY OF "BURNT PINE DRIVE NORTH" S 89°57'06" E FOR A DISTANCE OF 155.00 FEET; THENCE RUN S 00°02'54" W FOR A DISTANCE OF 45.48 FEET; THENCE RUN S 53°03'00" E FOR A DISTANCE OF 62.53 FEET; THENCE RUN S 89°57'06" E FOR A DISTANCE OF 92.45 FEET; THENCE RUN N 45°02'54" E FOR A DISTANCE OF 102.62 FEET; THENCE RUN S 89°57'06" E FOR A DISTANCE OF 50.00 FEET; THENCE RUN N 00°02'54" E FOR A DISTANCE OF 121.86 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID SECTION 16 AND TRACT "F"; THENCE RUN N 89°10'38" E, ALONG SAID NORTH LINE OF SAID SECTION 16 AND TRACT "F", FOR A DISTANCE OF 138.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED CONTAINING 3.931 ACRES, MORE OR LESS.

EXHIBIT "A"

SHEET 1 OF 3

11/13/01 11:58 AM

BEARINGS SHOWN HEREIN REFER TO THE NORTH LINE OF TRACT "F" OF "PELICAN LANDING UNIT THIRTEEN", AS RECORDED IN PLAT BOOK 53, AT PAGES 1 THROUGH 10 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS BEING N 89°10'38" E.

Q. GRADY MINOR & ASSOCIATES, P.A.

SIGNED 12-2-98

Eric V. Sandoval

ERIC V. SANDOVAL

P.S.M. #5223
STATE OF FLORIDA

SHEET 2 OF 3

F:\SURVEY\PL.TF
DWG #C-1053.A

EXHIBIT "A"

DR BK 0303 PG 2524

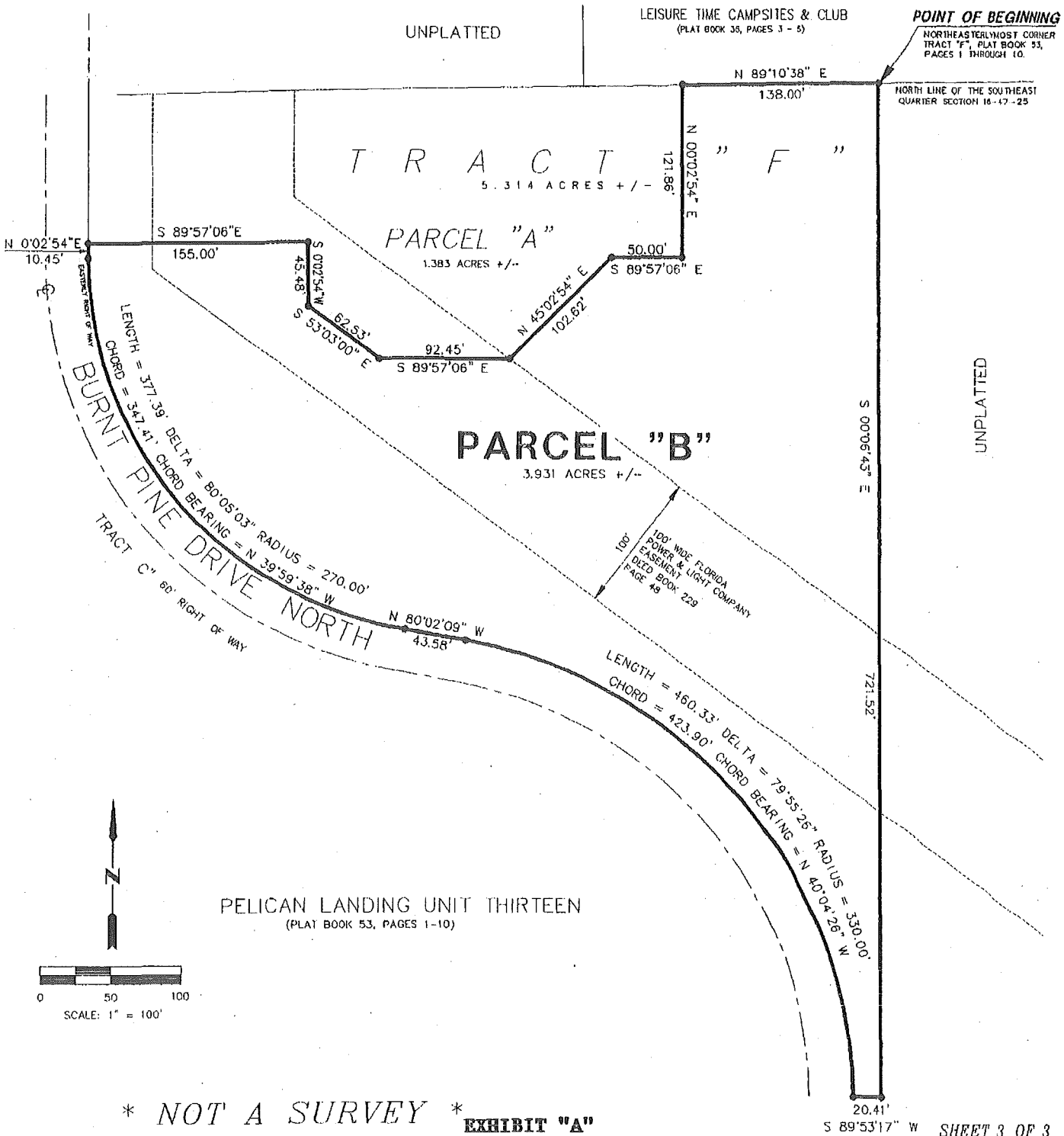


EXHIBIT "A"

SHEET 3 OF 3

Q. GRADY MINOR AND ASSOCIATES, P.A.
 CIVIL ENGINEERS ■ LAND SURVEYORS ■ PLANNERS
 3800 VIA DEL REY
 BONITA SPRINGS, FLORIDA 34134
 PHONE : (941) 947-1144 FAX : (941) 947-0375

SKETCH TO ACCOMPANY

PARCEL "B"

A PORTION OF TRACT "F" OF PELICAN LANDING UNIT THIRTEEN
SECTION 16-47-25, LEE COUNTY, FLORIDA

DATE: DECEMBER, 1998

DRAWING # B-1572.B