

This Instrument Prepared By
and Return To:
Daniel H. Cox, P.A.
P.O. Drawer CC
Carrabelle, FL 32322

INSTR # 2006000194432, Pages 2
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Charlie Green, Lee County Clerk of Circuit Court
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Deputy Clerk JCASOLA
#1

STRAP No. 16-47-25-B3-0150F.0000

QUIT CLAIM DEED

This QUIT CLAIM DEED is made this 13th day of April, 2006, between Bayside Improvement Community Development District, an independent special district of the state of Florida established under Chapter 190 Florida Statutes, whose address is c/o Chuck Adams, District Manager, 15730 Red Fox Run, Ft. Myers, FL 33912 ("Grantor") and Pelican Landing Community Association, Inc., whose address is 24501 Walden Center Drive, Bonita Springs, FL 34134 ("Grantee").

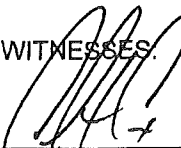
WITNESSETH:

THAT THE GRANTOR, for and in consideration of a sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, does remise, release, and quitclaim to Grantee and Grantees' heirs and assigns forever all of Grantor's interest in the following described real property located in Lee County, Florida:

See Exhibit "A".


TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the use and benefit and behoof of the Grantee forever.

WITNESSES



Signature
Daniel H. Cox

Print Name



Signature
Robert Casey

Print Name

Bayside Improvement Community Development District

By: 

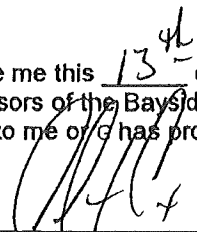
Print Name: George Drabb

Its: Chairman of the Board of Supervisors

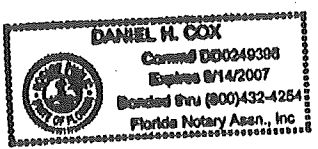
STATE OF FLORIDA)
)
COUNTY OF LEE)

The foregoing instrument was sworn to and subscribed before me this 13th day of April, 2006, by George Drabb, as Chairman of the Board of Supervisors of the Bayside Improvement Community Development District, who is personally known to me or has produced the following as identification: _____

(SEAL)



Notary Public
Printed Name Daniel H. Cox



09/28/2005 11:55

2999473686

PELICAN LANDING

PAGE 04

~~SB BK 03342 PG 0410~~

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.

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

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

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 NORTHWESTERLYMOST 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;
THENCE RUN N 89°07'59" E, ALONG THE NORTH LINE OF SAID TRACT "F", ALSO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 47 SOUTH, RANGE 25 EAST, FOR A DISTANCE OF 20.00 FEET;
THENCE RUN N 89°10'38" E, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16 AND TRACT "F", FOR A DISTANCE OF 400.06 FEET; THENCE RUN S 00°02'54" W FOR A DISTANCE OF 121.86 FEET;
THENCE RUN N 89°57'06" W FOR A DISTANCE OF 50.00 FEET;
THENCE RUN S 45°02'54" W FOR A DISTANCE OF 102.62 FEET;
THENCE RUN N 89°57'06" W FOR A DISTANCE OF 92.45 FEET;
THENCE RUN N 53°03'00" W FOR A DISTANCE OF 62.53 FEET;
THENCE RUN N 00°02'54" E FOR A DISTANCE OF 45.48 FEET;
THENCE RUN N 89°57'06" W FOR A DISTANCE OF 155.00 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF "BURNT PINE DRIVE NORTH"; THENCE RUN N 00°02'54" E, ALONG SAID EAST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 105.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, CONTAINING 1.383 ACRES, MORE OR LESS.

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 1 OF 2

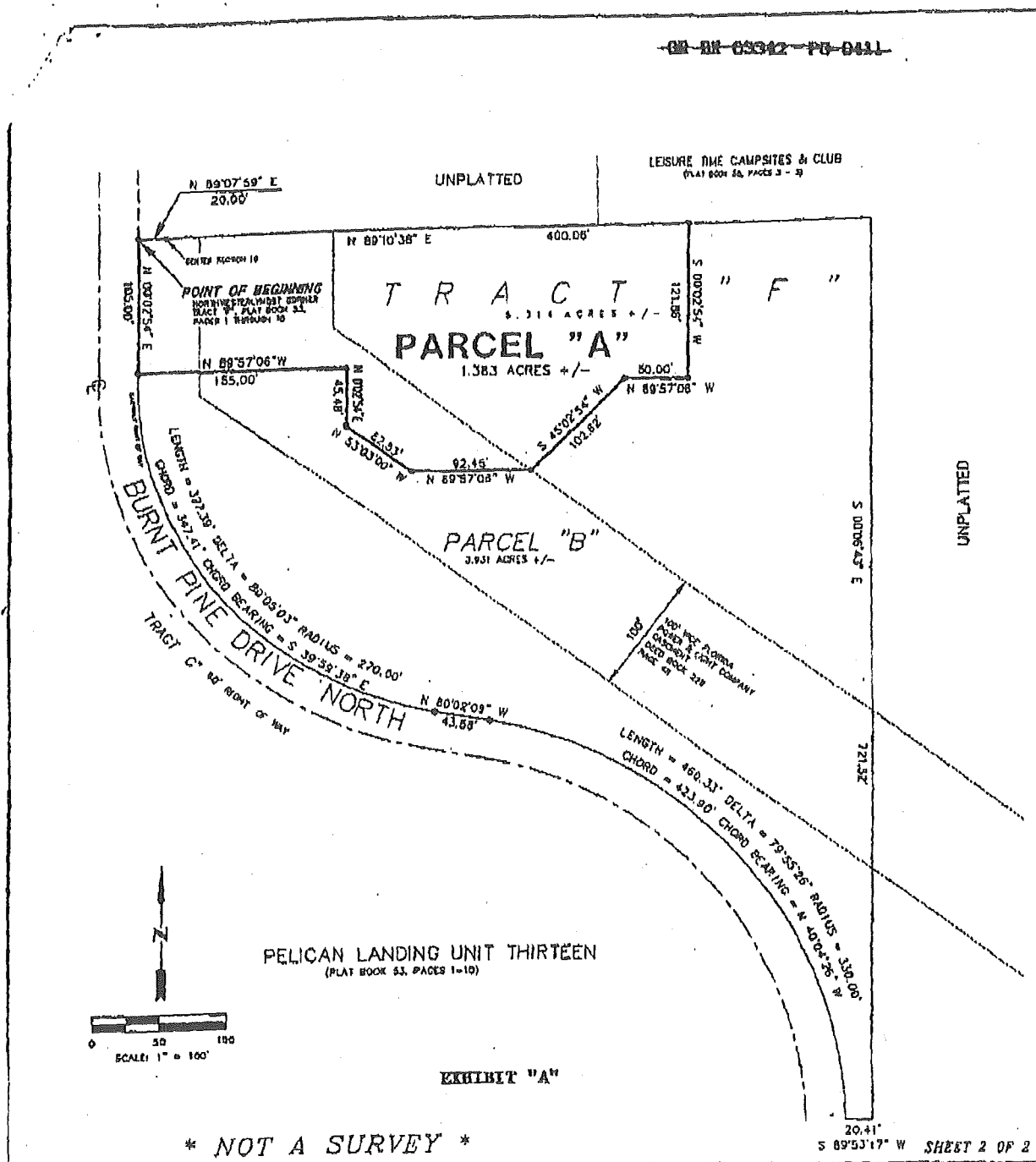
P. SURVEY PL. TP
DNG #C-1047.A

EXHIBIT "A"

03/28/2006 11:55 2399473605

PELICAN LANDING

PAGE 05



Q. GRADY MINOR AND ASSOCIATES, P.A.
 CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
 8800 VIA DEL REY
 BONITA SPRINGS, FLORIDA 34134
 PHONE: (941) 947-1144 FAX: (941) 947-0375

SKETCH TO ACCOMPANY

PARCEL "A"

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

DATE: DECEMBER, 1998 DRAWING # B-1572.A