

Return To 9871  
Florida Title & Guarantee  
2020 Clubhouse Dr.  
Sun City Center, FL 33573

This Instrument Prepared  
By And Returned To:  
WCI COMMUNITIES, LLC  
24301 Walden Center Drive  
Bonita Springs, Florida 34134

Property Appraisers Parcel  
Identification (Folio) Number:  
07-47-25-00-00004.0000

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, executed as of the 19<sup>th</sup> day of December, 2012, by WCI COMMUNITIES, LLC, a Delaware limited liability company (the "Grantor"), whose mailing address is 24301 Walden Center Drive, Bonita Springs, Florida 34134, to PELICAN LANDING COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, whose mailing address is 24501 Walden Center Drive, Bonita Springs, FL 34134 (the "Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is acknowledged, has granted, bargained, and sold to Grantee and Grantee's successors and assigns forever, the following described real property situate, lying, and being in Lee County, Florida, (the "Property") legally described in Exhibit "A" attached hereto.

Together with all easements, tenements, hereditaments, and appurtenances belonging or in anyways appertaining to the Property, and the reversion and reversions, remainder and remainders, rents, issues, and profits of the Property, and all the estate, right, title, interest, claims, and demands whatsoever of the Grantor, either in law or equity, of, in, and to the Property, with the hereditaments and appurtenances to the Property.

This conveyance is subject to: all easements, conditions, restrictions, covenants, limitations, reservations and matters of record, provided, however, that this reference shall not operate to reimpose any of same; all taxes and assessments for the year 2013 and subsequent years; all laws, ordinances, governmental regulations and resolutions, including, but not limited to, all applicable building, zoning, land use and environmental ordinances and regulations; and matters which would be disclosed by an accurate survey.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor covenants with Grantee that, except as above noted and as limited by the next sentence, at the time of the delivery of this special warranty deed, Grantor hereby specially warrants the title to the Property and will defend it against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise. Grantor shall have no liability under the warranties contained in this special warranty deed as to any of the documents recorded in the Public Records of Lee County, Florida which are disclosed in the title insurance commitment

issued to Grantee in connection with this conveyance. The title insurance commitment is not incorporated into this special warranty deed and third parties dealing with title to the Property need not review the title insurance commitment and are not placed on inquiry notice of the matters contained in the commitment. The parties do not intend to reimpose any of the documents affecting title to the Property.

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

WITNESSES:

WCI COMMUNITIES, LLC, a Delaware limited liability company

Ledia Metaj  
Print Name: LEDIA METAJ

By: John J. Ferry  
John J. Ferry, Vice President

Mary Slade  
Print Name: Mary Slade

[SEAL]

STATE OF FLORIDA            )  
  SS.:  
COUNTY OF LEE            )

The foregoing Special Warranty Deed was acknowledged before me on this 18<sup>th</sup> day of December, 2012, by John J. Ferry as Vice President of WCI COMMUNITIES, LLC, a Delaware limited liability company, who is personally known to me or who produced as identification.

My Commission Expires:

Ledia Metaj  
NOTARY PUBLIC, State of Florida

Print name: LEDIA METAJ

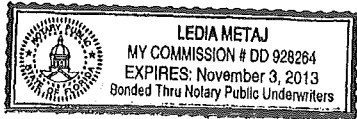


Exhibit "A" to Special Warranty Deed

**LEGAL DESCRIPTION**

**PARCEL OF LAND  
LYING IN  
GOVERNMENT LOTS 2 AND 3  
SECTION 7, TOWNSHIP 47 SOUTH, RANGE 25 EAST,  
LEE COUNTY, FLORIDA**

Parcel of land lying Government Lots 2 and 3, Section 7, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Commencing at the northeast corner of Government Lot 3, Section 7, Township 47 South, Range 25 East, Lee County, Florida, thence South  $89^{\circ}13'23''$  West on the north line of said Government Lot 3 for 1,106.55 feet to an intersection with the west line of a parcel of land as described in Official Records Book 3052, page 1859, public Records of Lee County, Florida and the Point of Beginning. From said Point of Beginning thence South  $00^{\circ}46'55''$  East on the west line of said parcel for 35.58 feet to a point 20 feet south of the south line of a boardwalk easement as recorded under Instrument Number 2012000278420 and rerecorded under Instrument Number 2012000283103, said public records; thence South  $89^{\circ}14'37''$  West for 728 feet, more or less, to an intersection with the mean high water line of Estero Bay, passing through a point at 426.54 feet being 20 feet south of (as measured on a perpendicular) a jog in said boardwalk easement; thence meander northerly along said mean high water line for 1678 feet, more or less, to an intersection with the north line of the south half of Government Lot 2, Section 47 South, Range 25 East; thence North  $89^{\circ}05'16''$  East on said north line for 549 feet, more or less to the northwest corner of a parcel of land as described in Instrument Number 2009000243859, said public records; thence South  $09^{\circ}17'44''$  East on the west line of said parcel for 199.50 feet to an intersection with the north line of the Coconut Road Right-of-Way as recorded in Official Records Book 3421, page 1095, said public records; thence the following bearings and distances on the north, west and south line of said right-of-way: South  $78^{\circ}19'31''$  West for 121.80 feet; South  $00^{\circ}54'45''$  East for 42.12 feet; North  $81^{\circ}53'04''$  East for 115.98 feet; North  $89^{\circ}13'05''$  East for 75.49 feet to the northwest corner of a parcel of land as recorded in Official Records Book 4154, page 1842, said public records, thence South  $03^{\circ}47'55''$  East on the west line of said parcel and a parcel of land as recorded in Official Records Book 4154, page 1846, said public records for 202.00 feet to the northwest corner of a parcel of land as recorded in Official Records Book 3052, page 1859, said public records; thence South  $00^{\circ}19'02''$  West on the west line of said parcel for 209.93 feet to the Point of Beginning.

Bearings hereinabove mentioned are based on State Plane Coordinates, Florida Zone West, North American Datum Of 1983 (NSRS 2007) wherein the north line of said Government Lot 3 bears South  $89^{\circ}13'23''$  West.