

This Instrument Prepared
Without Opinion Of Title By:
WCI Communities, LLC
24301 Walden Center Drive
Bonita Springs, FL 34134

Strap #s: 07-47-25-00-00004.0010 & 18-47-25-B2-00001.0000

QUIT-CLAIM DEED

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THIS QUIT-CLAIM DEED is made this 16 day of October, 2013 by **WCI COMMUNITIES, LLC, a Delaware limited liability company**, whose post office address is 24301 Walden Center Drive, Bonita Springs, Florida 34134 ("Grantor") to **Pelican Landing Community Association, Inc., a Florida corporation not for profit**, whose post office address is 24501 Walden Center Drive, Bonita Springs, Florida 34134 (the "Grantee").

Whenever 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 corporations.

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN and No/100 DOLLARS (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, remise, release, convey, and confirm unto the Grantee, that certain parcel of real property described on Exhibit "A" hereto (the "Property"), situated in Lee County, Florida.

Subject to:

1. Real Estate Taxes and/or assessments for 2013 and all subsequent years which are not yet due and payable.
2. Covenants, conditions, restrictions, limitations, reservations, easements and other agreements of record affecting the Property, provided however the foregoing shall not be deemed or construed as re-imposing any such items of record.
3. Applicable zoning, land use and subdivision ordinances, restrictions and/or agreements.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

This is a conveyance of common areas from a developer to a property owners' association for nominal consideration and, as such, only minimal documentary stamp taxes are due hereon.

TO HAVE AND TO HOLD TO HAVE AND TO HOLD 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 Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by the undersigned, on the day first above written.

Signed, sealed and delivered in the presence of:

GRANTOR:

Margaret A Sisk
Name: MARGARET A. SISK

WCI Communities, LLC, a Delaware limited liability company

Ledia Metaj
Name: LEDIA METAJ

By: Paul Erhardt
Name: Paul Erhardt
Title: Senior Vice President

STATE OF FLORIDA :
: ss:
COUNTY OF LEE :

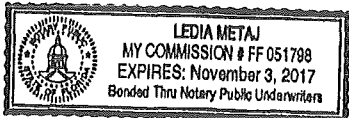
The foregoing instrument was acknowledged before me on the 16 day of October, 2013, by Paul Erhardt, as Senior Vice President on behalf of WCI Communities, LLC, a Delaware limited liability company, and he is personally known to me.

Ledia Metaj
Notary Public

(Notary Seal)

State of Florida

My Commission expires:
11/3/2017





Stantec Consulting Services Inc.
12801 Westlinks Drive, Suite 106
Fort Myers FL 33913
Tel: (239) 939-1020
Fax: (239) 939-3412

**LEGAL DESCRIPTION
1 FOOT WIDE CONSERVATION EASEMENT
(REVISED)**

**ZONE "A"
LYING WITHIN SECTIONS 7 & 18, TOWNSHIP 47 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA**

A portion of Sections 7 and 18, Township 47 South, Range 25 East, Lee County, Florida, being a one (1) foot wide strip to run with the land parallel to and landward of the Mean High Water Line being more particularly described as follows:

COMMENCE at the Southeast corner of Government Lot 2, Section 7, Township 47 South, Range 25 east, Lee County, Florida, thence, along the South line of said Government Lot 2, S.89°40'05"W., 1106.55 feet; thence, along the Westerly line of lands described in Official Records Book 3052, Page 1859 of the Public Records of Lee County, Florida, S.00°19'55"E., 35.58 feet; thence, along the South line of lands described in Official Records Instrument No. 2013000002297 of the aforementioned Public Records, S.89°41'19"W., 614.24 feet to an intersection with the Mean High Water Line of Estero Bay and the **POINT OF BEGINNING**; thence, meander along the Mean High Water Line as located and recorded in the Public Repository of the Florida Department of Environmental Protection Bureau of Survey and Mapping and filed as Mean High Water Survey File #2515, for the following sixteen (16) courses:

1. S.11°04'37"W., 68.13 feet;
2. S.36°29'25"E., 79.76 feet;
3. S.11°09'16"E., 47.79 feet;
4. S.10°54'06"W., 76.80 feet
5. S.01°34'46"W., 85.37 feet;
6. S.12°02'46"W., 40.39 feet;
7. S.36°50'38"W., 50.38 feet;
8. S.59°32'00"E., 22.10 feet;
9. S.15°02'28"E., 77.69 feet;
10. S.01°18'47"W., 54.34 feet;
11. S.14°08'10"W., 69.85 feet;
12. S.48°33'47"E., 36.19 feet;
13. S.40°28'29"E., 48.30 feet;
14. S.34°04'56"E., 41.47 feet;
15. S.14°43'02"E., 69.04 feet;
16. S.14°07'31"W., 56.63 feet to a point herein referred to as **Reference Point '2-A'**;

thence, along the Mean High Water Line as described in Official Records Book 2739, at pages 992 through 999 of the Public Records of Lee County, Florida within Government Lots 3 and 4 of



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Section 7 and Government Lots 1 and 2 (less the south 990 feet of Government Lot 2) of Section 18, for 4,900 feet more less to a **POINT OF TERMINATION**.

Subject to easements, restriction, reservations and rights-of-way of record.

This legal description is not valid without the signature and raised seal of a Florida licensed surveyor and mapper.

Bearings referred to herein are based on the south line of Government Lot 2, Section 7, Township 47 South, Range 25 East, Lee County, Florida as being S.89°40'05"W.

SEE ATTACHED SKETCH

Prepared by:

STANTEC CONSULTING SERVICES, INC.

Licensed Business No. LB7866

State of Florida

Mark D. Haines, PSM

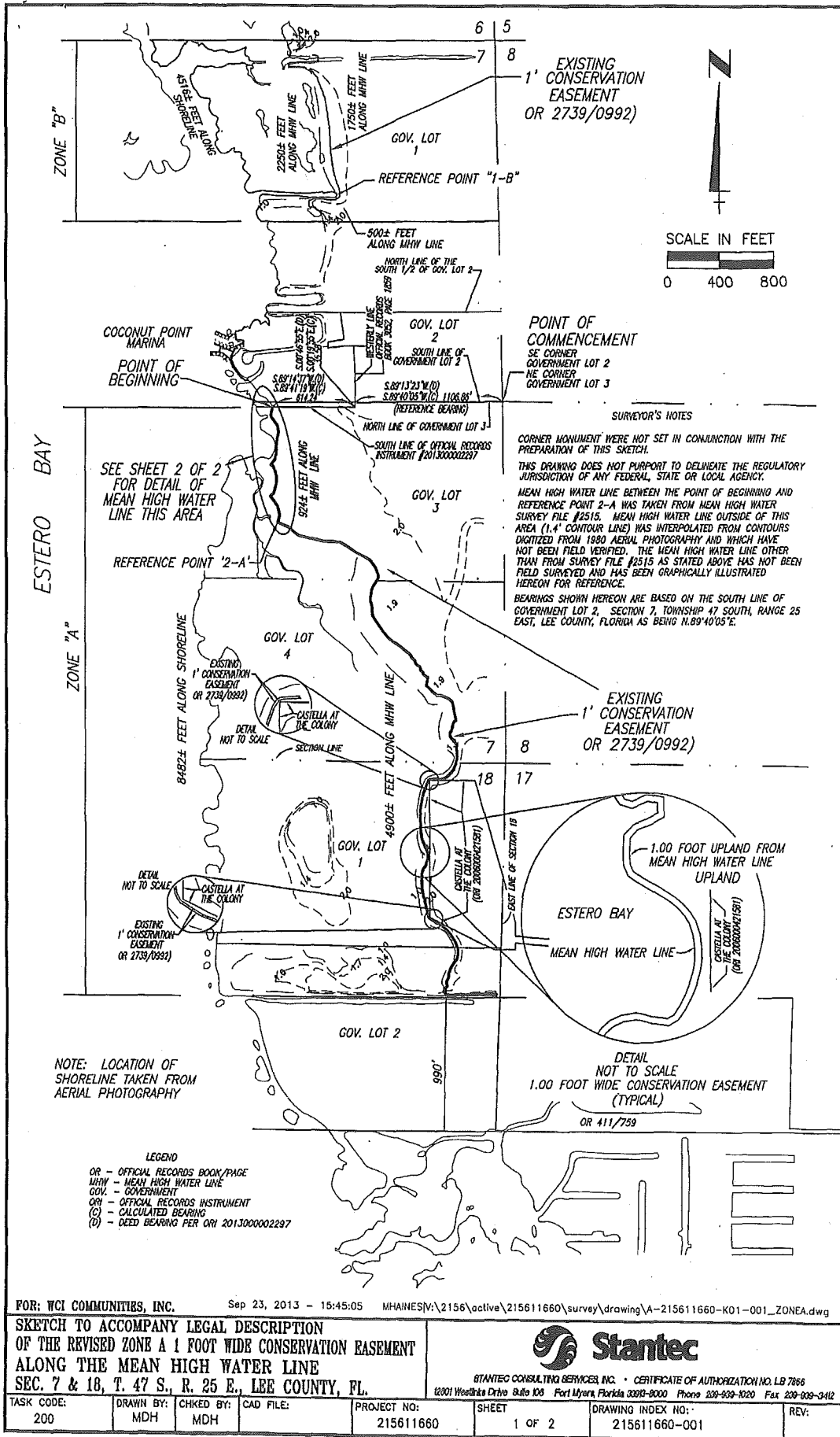
Professional Surveyor and Mapper No. LS5312

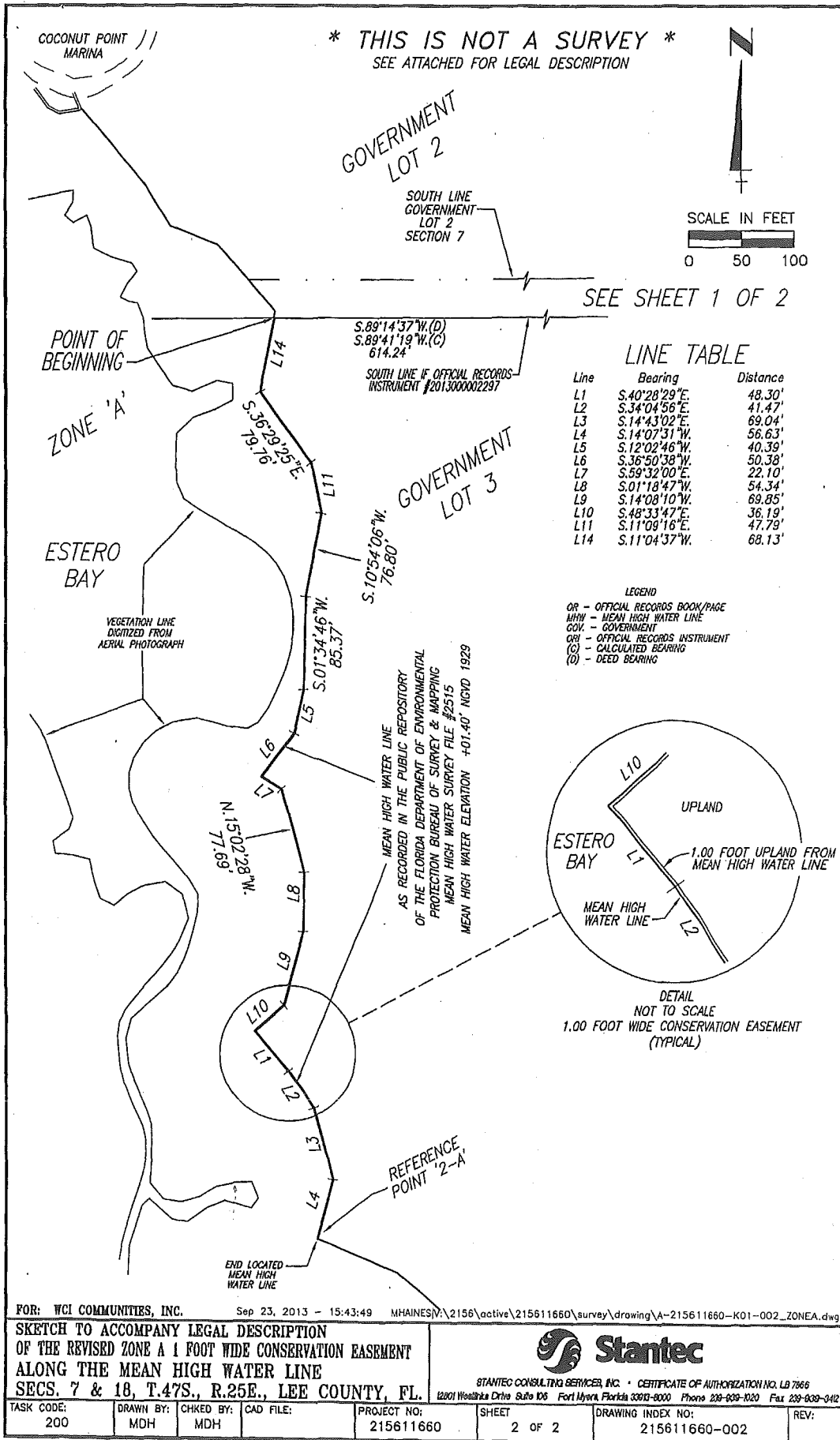
State of Florida

Date

9/23/13

Proj. 21561660 Task 200, Ref: 215611660-001; Date: September 23, 2013





FOR: WCI COMMUNITIES, INC. Sep 23, 2013 - 15:43:49 MHAINES\2156\active\215611660\survey\drawing\A-215611660-K01-002_ZONEA.dwg

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
OF THE REVISED ZONE A 1 FOOT WIDE CONSERVATION EASEMENT
ALONG THE MEAN HIGH WATER LINE
SECS. 7 & 18, T.47S., R.25E., LEE COUNTY, FL.



STANTEC CONSULTING SERVICES, INC. • CERTIFICATE OF AUTHORIZATION NO. LB 7866
12201 Woodbridge Drive Suite 105 Fort Myers, Florida 33903-9000 Phone 239-639-1020 Fax 239-639-3412

TASK CODE: 200	DRAWN BY: MDH	CHKD BY: MDH	CAD FILE:	PROJECT NO: 215611660	SHEET 2 OF 2	DRAWING INDEX NO: 215611660-002	REV:
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