

Prepared by and return to:

John S. Sarrett
John S. Sarrett, P.A.
999 Vanderbilt Beach Road
Suite 200
Naples, FL 34108
(239) 325-3350
File No 1660.00002
Consideration: \$1,550,000.00
Parcel Identification No 56930360000

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM - SECTION 689 02, F S)

This indenture made the 5th day of March, 2024 between BBTL Property, LLC, a Florida Limited Liability Company, whose post office address is 5017 28th Avenue Southwest, Naples, FL 34116, Grantor, to Triple Net Assets, LLC, a Florida Limited Liability Company, whose post office address is 421 W Elckam Circle, Bldg A, Marco Island FL 34145, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Collier, Florida, to-wit:

That certain parcel of land lying in and being part of Tract "C", Marco Beach Unit Four, according to the plat thereof as recorded in Plat Book 6, Pages 32 through 37, inclusive, Public Records of Collier County, Florida, being more particularly described as follows: Commence at the centerline intersection of Windward Drive and Elckam Circle, as shown on said plat of Marco Beach Unit Four; run thence Northwesterly along said centerline of Elckam Circle and the arc of a circular curve concave to the Northeasterly having a radius of 1000 feet, through a central angle of 12 degrees 51' 13" a distance of 224.34 feet to the end of said curve; thence North 69 degrees 07' 50" East a distance of 40 feet to a point on the Easterly Right-of-Way Line of said Elckam Circle, said point being the beginning of a circular curve concentric to aforesaid curve, having a radius of 960 feet; thence Southeasterly along the arc of said curve through a central angle of 03 degrees 36' 14" a distance of 60.38 feet to the Point of Beginning of the parcel of land hereinafter described; thence continuing Southeasterly along the arc of said curve through a central angle of 05 degrees 52' 39" a distance of 98.48 feet to a point of compound curvature of a circular curve concave to the Northeasterly having a radius of 25 feet; thence Southerly and Easterly along the arc of said curve through a central angle of 93 degrees 22' 20" a distance of 40.74 feet to the end of said curve, said point being on the Northerly Right-of-Way Line of aforesaid Windward Drive; thence North 56 degrees 16' 37" East along the Northerly Right-of-Way Line a distance of 123.38 feet to a point on the Westerly boundary of Tract "D", as shown on said plat of Marco Beach Unit Four; thence North 20 degrees 52' 10" West along said Westerly boundary a distance of 100.79 feet; thence leaving said Westerly boundary, South 65 degrees 31' 36" West radial to aforesaid curve a distance of 162.05 feet to the Point of Beginning.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence as to both:

Michelle Fischer
WITNESS
PRINT NAME: Michelle Fischer
ADDRESS: 999 Vanderbilt Beach Rd., Ste. 200
Naples, FL 34108

BBTL Property, LLC, a Florida Limited Liability Company
By: Arthur T. Schmadtke
Arthur T. Schmadtke, as Manager

By: Jane M. Schmadtke
Jane M. Schmadtke, as Manager

John G. Sasser
WITNESS
PRINT NAME: John G. Sasser
ADDRESS: 999 Vanderbilt Beach Rd., Ste. 200
Naples, FL 34108

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization this 5th day of March, 2024 by Arthur T. Schmadtke and Jane M. Schmadtke, as Managers of BBTL Property, LLC, a Florida Limited Liability Company, on behalf of the Limited Liability Company.

Michelle Fischer
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally known: X
OR Produced Identification: _____

Type of Identification Produced: _____

UNRECORDED COPY