

Prepared by and return to:

Fred W. Mundie, Jr.
Attorney at Law
Fred W. Mundie, Jr., P.A.
993 North Collier Blvd.
Marco Island, FL 34145
239-394-3072
File Number: 21650jc

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 27th day of January, 2022 between MCCORD-BANCROFT INVESTORS, LLC, an Ohio Limited Liability Company whose post office address is 152 S. Beach Drive, Marco Island, FL 34145, grantor, and Maritime Acquisitions LLC, a Florida limited liability company whose post office address is 344 Citation Pt., Naples, FL 34104, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida to-wit:

THE EAST 300.00 FEET OF TRACT 'C', MARCO BEACH UNIT SEVENTEEN, ACCORDING TO THE MAP OR PLAT AS RECORDED IN PLAT BOOK 6, PAGES 119 THRU 124 INCLUSIVE, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

AND

A LOT OR PARCEL OF LAND LYING ON THE NORTH SIDE OF STATE ROAD NO.92 IN SECTION 13, TOWNSHIP 52 SOUTH, RANGE 26 EAST, BEING A PART OF THE LANDS OCCUPIED IN ACCORDANCE WITH THAT CERTAIN DEED RECORDED IN O.R. BOOK 32 AT PAGE 209 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, WHICH LOT OR PARCEL IS DESCRIBED AS FOLLOWS:

FROM THE CONCRETE MONUMENT WITH A BRASS CAP MARKING THE QUARTER-SECTION CORNER ON THE WEST LINE OF SAID SECTION 13, RUN N. 05°22'03" W. ALONG SAID WEST LINE FOR 450.55 FEET TO A CONCRETE MONUMENT WITH A BRASS CAP ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 92; THENCE CONTINUE ON THE SAME COURSE FOR 50.07 FEET TO A POINT ON THE CENTERLINE OF SAID ROAD; THENCE RUN N. 87°41'00" E. ALONG SAID CENTERLINE FOR 569.14 FEET TO A BRASS CAP IN THE PAVEMENT IN SAID CENTERLINE; THENCE CONTINUE ON THE SAME COURSE 1163.74 FEET TO A POINT 59.26 FEET WEST OF THE WEST END OF A BRIDGE ACROSS MARCO PASS ON SAID STATE ROAD; THENCE RUN N. 02°18'19" W. FOR 100 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO.92; THENCE RUN S. 87°41'00" W. ALONG SAID RIGHT-OF-WAY LINE FOR 140 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE S. 87°41'00" W. ALONG SAID RIGHT-OF-WAY LINE FOR 310.12 FEET; THENCE RUN N. 02°18'19" W. FOR 0.69 FEET TO A CONCRETE MONUMENT WITH A BRASS CAP FOUND ON THE WESTERLY LINE OF SAID PARCEL CONVEYED BY DEED RECORDED IN O.R. BOOK 32 AT PAGE 209; THENCE CONTINUE ON THE SAME COURSE FOR 130.29 FEET TO ANOTHER LIKE MONUMENT FOUND; THENCE CONTINUE ON THE SAME COURSE FOR 13.02 FEET; THENCE RUN N. 87°41'00" E. PARALLEL WITH SAID RIGHT-OF-WAY LINE OF STATE ROAD NO.92 FOR 310.12 FEET; THENCE RUN S. 02°18'19" E. FOR 144 FEET TO THE POINT OF BEGINNING ON SAID STATE ROAD RIGHT-OF- WAY LINE.

AND

COMMENCING AT A POINT ON THE EAST LINE OF SECTION 13, TOWNSHIP 52 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, THENCE N 5° 40' W 1342.7 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE N 88°56' 30" W 292.28 FEET TO A POINT; THENCE N 45° 21' 45" W 507.25 FEET TO A POINT; THENCE N 4° 31' 30" W 346.34 FEET TO A POINT; THENCE N 35° 31' 00" W 659.81 FEET TO A POINT; THENCE N 27° 10' 30" W 1278.16 FEET TO A POINT; THENCE N 2° 40' 50" W 102.55 FEET TO A POINT IN THE CENTERLINE OF ROYAL PALM HAMMOCK TO MARCO ROAD --STATE ROAD NO.92; THENCE N 87° 19' 10" E ALONG THE CENTERLINE OF SAID ROAD 180.69 FEET TO A POINT (60 FEET MORE OR LESS WEST OF A BRIDGE ACROSS MARCO PASS); THENCE N 2° 40' 50" W 100.0 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF SAID ROAD TO POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED AND BEING MARKED BY A 4 INCH CONCRETE MONUMENT WITH A BRASS CAP; THENCE CONTINUING N 2° 40' 50" W 18.0 FEET TO A CONCRETE MONUMENT WITH A BRASS CAP ON THE SHORE OF GOODLAND BAY; THENCE CONTINUING N 2° 40' 50" W 122.0 FEET TO A POINT; THENCE S 87°19' 10" W PARALLEL TO THE NORTHERLY RIGHT-OF-WAY OF SAID ROAD 140.0 FEET TO A POINT; THENCE S 2° 40' 50" E 140.0 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF ROYAL PALM HAMMOCK TO MARCO ROAD; THENCE N 87° 19' 10" E ALONG SAID NORTHERLY RIGHT-OF-WAY BOUNDARY 140.0 FEET TO POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF FLORIDA IN THAT CERTAIN DEED RECORDED IN O.R. BOOK 575, PAGE 692, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

ALSO LESS AND EXCEPT THAT PORTION CONVEYED TO THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA IN THAT CERTAIN WARRANTY DEED RECORDED IN O.R. BOOK 2907, PAGE 715, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

Parcel Identification Number: 78567000342

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 taxes accruing subsequent to **December 31, 2021**.

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

Signed, sealed and delivered in our presence:

Witness Name: Fred W. Mundie, Jr.

Witness Name: Jennifer L. Carr

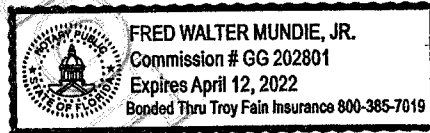
MCCORD-BANCROFT INVESTORS, LLC, an Ohio
Limited Liability Company

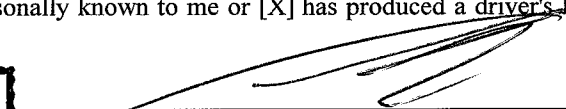
By: Gary R. Van Cleef, Manager

State of Florida
County of Collier

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27th day of January, 2022 by Gary R. Van Cleef, Manager of MCCORD-BANCROFT INVESTORS, LLC, an Ohio Limited Liability Company, on behalf of the company, who ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: Fred W. Mundie, Jr.

My Commission Expires: April 12, 2022

CERTIFIED COPY