

This instrument prepared without
benefit of title examination or opinion by:

Jamie B. Greusel

Attorney-at-Law

Law Office of Jamie B. Greusel

1104 North Collier Blvd

Marco Island, FL 34145

239-394-8111

File Number: 24-031

Consideration: \$4,000,000.00

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Warranty Deed

This Warranty Deed made this 28 day of March, 2024 between Eugene C. Wordehoff and Nanette A. Rivera a/k/a Nanette A. Wordehoff, husband and wife whose post office address is 1575 Ludlow Road, Marco Island, FL 34145, grantor, and Bernd Koerner and Jennifer Koerner, husband and wife whose post office address is 698 Solana Court, Marco Island, FL 34145, 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:

Lot 14, Block 360, Marco Beach Unit Eleven, according to the map or plat thereof as recorded in Plat Book 6, Page 80, Public Records of Collier County, Florida.

Parcel Identification Number: 57930240006

SUBJECT TO ad valorem real property taxes for the year of closing and subsequent years; zoning, building code and other use restrictions imposed by governmental authority; outstanding oil, gas and mineral interest of record, if any, and restrictions, reservations and easements common to the property.

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, 2023**.

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:

Anne Marie Wambach

Witness #1 Name: Anne Marie Wambach

Witness Address: 8519 Pine Cove Circle

Naples FL 34119

As to both grantors

Eugene C. Wordehoff (Seal)
Eugene C. Wordehoff

Nanette A. Rivera

Witness #2 Name: Rhonda G. Gordon

Witness Address: 410 Robin Hood Cir #201

Naples FL 34104

As to both grantors

Nanette A. Rivera (Seal)
Nanette A. Rivera a/k/a Nanette A. Wordehoff

State of Florida
County of Collier

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of March, 2024 by Eugene C. Wordehoff and Nanette A. Rivera a/k/a Nanette Wordehoff, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



ANNE MARIE WAMBACK
Commission # HH 094834
Expires February 18, 2025
Bonded Thru Budget Notary Services

Anne Marie Wambach
Notary Public

Printed Name: Anne Marie Wambach

My Commission Expires: 2/18/2025