

INSTR 5843964 OR 5740 PG 1995 RECORDED 3/18/2020 10:01 AM PAGES 2  
CLERK OF THE CIRCUIT COURT AND COMPTROLLER, COLLIER COUNTY FLORIDA  
DOC# 70 \$6,209.00 REC \$18.50  
CONS \$887,000.00

Prepared by:  
Donald K. Ross, Jr., Esquire  
Law Office of Donald K. Ross Jr., P.A.  
599 9th Street North, Suite 300  
Naples, Florida 34102

Consideration: \$887,000.00

File Number: 2020-0023

### General Warranty Deed

Made this March 4th, 2020 A.D. By Pinnacle Investments 1994 LP, a Florida limited Partnership, whose address is: 172 Starfish Court, Marco Island, Florida 34145, hereinafter called the grantor, to Jane E. Meyering, Trustee of the Jane E. Meyering Family Trust dated December 19, 2013, whose post office address is: PO Box 314, Byron Center, Michigan 49315, hereinafter called the grantee:

(Whenever used herein the term "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).

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Collier County, Florida, viz:

Lot 8, Block 37, Marco Beach, Unit Two, according to the map or plat thereof as recorded in Plat Book 6, Page 25, Public Records of Collier County, Florida.

**Full power and authority are granted by this Deed to Grantee or Grantee's successors to them and their successors to protect, to conserve, to sell, to lease, to encumber or otherwise to manage and dispose of the real property described herein in accordance with Section 689.073 of the Florida Statutes.**

Parcel ID Number: 56780680008

**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 restrictions and easements common to the subdivision, outstanding oil, gas and mineral interests of record, if any, and ad valorem real estate taxes for the current year and all subsequent years.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Janet L. Nickerson  
Signature of Witness  
Witness Printed Name

Dawn M. White  
Signature of Witness  
Witness Printed Name

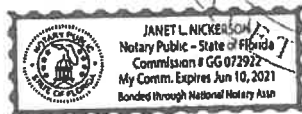
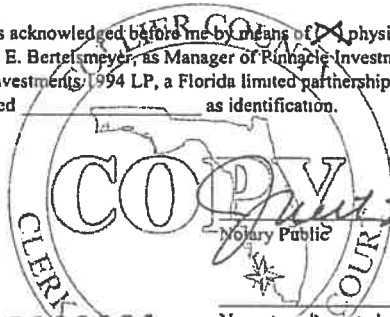
STATE OF Florida  
COUNTY OF Collier

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ( ) online notarization, this 4th day of March, 2020, by James E. Bertelsmeyer, as Manager of Pinnacle Investments, LLC, a Florida limited liability company, the general partner of Pinnacle Investments 1994 LP, a Florida limited partnership, on behalf of the partnership, who is personally known to me or who has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

Pinnacle Investments 1994 LP, a Florida limited partnership, by Pinnacle Investments, LLC, a Florida limited liability company, its general partner

By James E. Bertelsmeyer (Seal)  
James E. Bertelsmeyer, Manager  
Address 172 Starfish Court, Marco Island, Florida 34145



Name typed, printed or stamped  
My Commission Expires:  
Commission No.:

**THIS INSTRUMENT PREPARED BY:**

Jennifer M. Tenney, Esquire  
Woodward, Pires & Lombardo, P.A.  
606 Bald Eagle Drive, Suite 500  
Post Office Box One  
Marco Island, Florida 34146  
(239) 394-5161  
[jtenney@wpl-legal.com](mailto:jtenney@wpl-legal.com)

Consideration: \$1,450,000.00

**WARRANTY DEED**

This Indenture, made this 19 day of February, 2020, between Timothy J. Leman and Benjamin J. Leman, GRANTORS, whose post office address is: 200 E. Courtland Street, Morton, IL 61550, and Jane E. Meyering as Trustee of the Jane E. Meyering Family Trust\*, GRANTEE, whose post office address is: 8800 Byron Commerce Dr, Byron Center, MI 49315.

WITNESSETH, that the Grantors, for and in consideration of the sum TEN DOLLARS, and other good and valuable considerations to said GRANTORS 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 the County of Collier, State of Florida, to wit:

Lot 7, Block 37, Marco Beach, Unit Two, according to the map or plat thereof as recorded in Plat Book 6, Page 25, Public Records of Collier County, Florida.

Subject to restrictions, reservations and easements of record and taxes for the year 2020 and subsequent years.

Tax Folio Number: 56780640006

THIS IS NOT AND NEVER HAS BEEN THE HOMESTEAD OF THE GRANTORS, NOR THE GRANTORS' FAMILY, NOR CONTIGUOUS TO THE GRANTOR'S HOMESTEAD.

\*The Trustee has the power and authority to protect, to conserve and to sell, or to lease, or to encumber or otherwise to manage and dispose of the real property described herein, pursuant to F.S. 689.07(3).

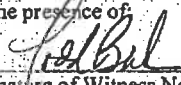
TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantors do hereby fully warrant the title to the land and will defend the same against the lawful claims of all persons whomsoever.

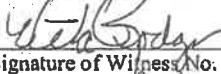
Warranty Deed  
Page 2 of 3

IN WITNESS WHEREOF, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered  
in the presence of

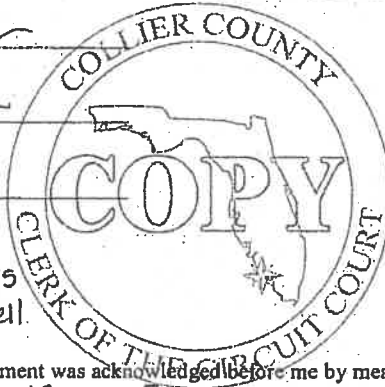
  
Signature of Witness No. 1

Ladd Baker  
Printed Name

  
Signature of Witness No. 2

Veta Rodgers  
Printed Name

  
Timothy J. Leman



STATE OF Illinois  
COUNTY OF Tazewell

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19 day of February, 2020, by Timothy J. Leman, who is personally known to me or who presented \_\_\_\_\_ as identification and did (did not) take an oath.



  
Notary Public Signature

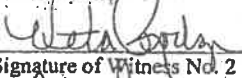
Dana L. Richardson  
Notary Public Printed Name

(RUBBER STAMP SEAL)


Warranty Deed  
Page 3 of 3

  
\_\_\_\_\_  
Signature of Witness No. 1

Todd Braker  
\_\_\_\_\_  
Printed Name

  
\_\_\_\_\_  
Signature of Witness No. 2

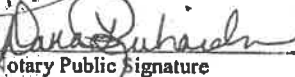
Vieta Rodgers  
\_\_\_\_\_  
Printed Name

  
\_\_\_\_\_  
Benjamin J. Leman

STATE OF Illinois  
COUNTY OF Tazewell

The foregoing instrument was acknowledged before me by means of ☒ physical presence  
or ☐ online notarization, this 19 day of February, 2020, by Benjamin J. Leman, who  
is personally known to me or who presented \_\_\_\_\_ as identification and  
did (did not) take an oath.



  
\_\_\_\_\_  
Notary Public Signature  
Dana L. Richardson  
\_\_\_\_\_  
Notary Public Printed Name

(RUBBER STAMP SEAL)