

Prepared by and return to:

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: Narvarro 3
Will Call No.:

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 6th day of July, 2015 between FL Fun, LLC, a Florida Limited Liability Company whose post office address is 8468 Deep Run, Powell, OH 43065, grantor, and Mary Walworth Navarro, Trustee of the Mary Walworth Navarro Revocable Trust dated October 11, 1999, as to an undivided 50% interest, and Luis Gonzalo Navarro as Trustee of the Luis Gonzalo Navarro Revocable Trust dated October 11, 1999, as to an undivided 50% interest whose post office address is 8468 Deep Run, Powell, OH 43065, 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)

Witneseth, that said grantor, for and in consideration of the sum 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 169, Marco Beach Unit Five, according to the map or plat thereof, as recorded in Plat Book 6, Pages 39 through 46, of the Public Records of Collier County, Florida.

Parcel Identification Number: 57209480005

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 records; if any and restrictions, reservations and easements common to the subdivision.

The Grantees, as trustees, have the full power and authority to protect, conserve, sell, convey, lease, encumber, and to otherwise manage and dispose of said real property pursuant to F.S. 689.073.

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 claiming by, through or under grantors.

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:

C. Magee
Witness Name: Chelsea Magee

FL Fun, LLC, a Florida Limited Liability Company
By: Mary W. Navarro
Mary W. Navarro, Managing member

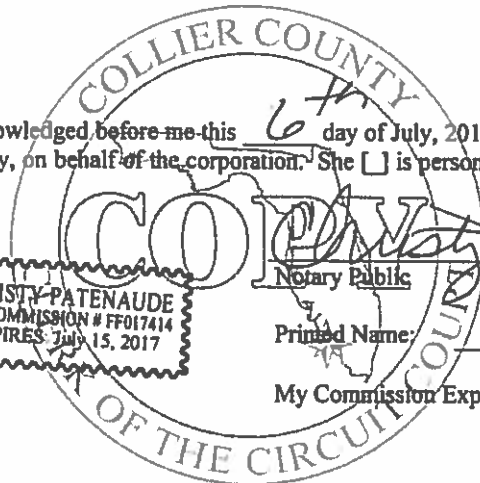
Christy Patenaude
Witness Name: Christy Patenaude

(Corporate Seal)

State of Florida
County of Collier

The foregoing instrument was acknowledged before me this 6th day of July, 2015 by Mary W. Navarro of FL Fun, LLC, a Florida Limited Liability Company, on behalf of the corporation. She ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: _____

My Commission Expires: _____

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: \$1,300,000.00
File Number: 2018-0057

General Warranty Deed

Made this February 23, 2018 A.D. By **Pinnacle Investments 1994, LP**, a Florida limited partnership, whose address is: 172 Starfish Ct, Marco Island, Florida 34145, hereinafter called the grantor, to **Mary Walworth Navarro**, as Trustee of the **Mary Walworth Navarro Revocable Trust Dated October 11, 1999**, as to an undivided fifty percent (50%) interest and **Luis Gonzalo Navarro**, as Trustee of the **Luis Gonzalo Navarro Revocable Trust Dated October 11, 1999**, as to an undivided fifty percent (50%) interest, whose post office address is: 161 Channel Ct, Marco Island, Florida 34145, 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, alien, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Collier County, Florida, viz:

Lot 13, Block 169, Marco Beach Unit Five, according to the map or plat thereof as recorded in Plat Book 6, Page 39, Public Records of Collier County, Florida.

Full power and authority are granted by this Deed to Grantees or Grantees' 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.

THIS IS VACANT LAND

Parcel ID Number: 57209440003


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:


Signature of Witness
Witness Printed Name Don Ross

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

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


Signature of Witness
Witness Printed Name JANET L. Nickerson

State of Florida
County of Collier

The foregoing instrument was acknowledged before me this 23 day of February, 2018, by James E. Bertelsmeyer, the Manager of Pinnacle Investments, LLC, a Wyoming limited liability company, the general partner of Pinnacle Investments 1994, LP, a Florida limited partnership, on N/A behalf of the partnership, who is personally known to me or who has produced N/A as identification.


Notary Public

Print Name: Don Ross

My Commission Expires: _____

