

RECORDED in OFFICIAL RECORDS of COLLIER COUNTY, FL
08/29/97 at 02:58PM DWIGHT B. BROCK, CLERK

CONS 216000.00
RAC FEE 6.00
DOC-.70 1512.00

PREPARED BY AND RETURN TO:

AMERICAN TITLE OF THE PALM BEACHES. LTD.
4500 PGA BLVD. - SUITE 301-B
PALM BEACH GARDENS, FL 33418

Retn:
AMERICAN TITLE PALM BEACHES LT
PICK UP

Parcel ID # 80400014467
Grantee(s) SS #: 384385923
148285239

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 27th day of August, 1997, between VILLAGE WALK DEVELOPMENT COMPANY, INC., a Florida Corporation, whose principal office is located at 4500 PGA Boulevard - Suite 400, Palm Beach Gardens, Florida 33418, hereinafter referred to as "Grantor", and JAMES A. BRUSSE and JEAN C. BRUSSE, Husband and Wife, whose post office address is 4357 Montalvo Court, Naples, FL 34109, hereinafter referred to as "Grantee".

WITNESSETH: That Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, conveyed and sold to Grantee and Grantee's heirs and assigns forever, the following described real property situated, lying and being in Collier County, Florida, to-wit:

Lot 536 of VILLAGE WALK, PHASE FOUR, a subdivision recorded in Plat Book 26, Pages 60 to 64, inclusive, of the Public Records of Collier County, Florida.

Grantee, by acceptance hereof, and by agreement with Grantor, hereby expressly assumes and agrees to be bound by and to comply with all of the covenants, terms, conditions and provisions set forth and contained in the Declaration of Covenants and Restrictions for Village Walk including, but not limited to, the obligation to pay assessments for the maintenance and operation of the Village Walk Homeowners Association of Naples, Inc.

This conveyance is made subject to the following:

1. Real estate taxes for the year 1997 and subsequent years.
2. Applicable zoning regulations and ordinances.
3. All of the covenants, conditions, restrictions and easements of record, if any, which may now affect the abovescribed property.
4. Perpetual easement for encroachments now existing or hereafter existing caused by the settlement or movement of improvements or caused by minor inaccuracies in building or rebuilding.

TO HAVE AND TO HOLD, the above granted, bargained and described premises in fee simple forever.

And Grantor, for itself and for its successors and assigns, does hereby covenant with Grantee that it will defend the same against the lawful claims of all persons claiming by, through or under the Grantor.

Signed, sealed and delivered in the presence of:

M. Jeanne Munde
Print Name _____

Melinda R. Owen
Print Name MELINDA R. OWEN

VILLAGE WALK DEVELOPMENT
COMPANY, INC.
a Florida corporation

By JACK B. OWEN, JR.
JACK B. OWEN, JR., Vice President
4500 PGA BLVD. - SUITE 400
PALM BEACH GARDENS, FLORIDA 33418

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 27th day of August, 1997 by JACK B. OWEN, JR., VICE PRESIDENT of VILLAGE WALK DEVELOPMENT COMPANY, INC., a Florida corporation, on behalf of the corporation. The subscribing party is personally known to me.

Notary Public
Print Name: _____
Commission No: _____
Expiration Date: _____

