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01/04/2002 at 02:03PM DWIGHT B. BROCK, CLERK

CONS 711098.00
REC FEE 6.00
DOC-.70 4977.70

This instrument prepared by:

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Naples, Florida 34103
(941) 649-6555

Retn:
FIRST TITLE & ABSTRACT
PICK UP

Warranty Deed

This Indenture, made this 3rd day of December, 2001, between GBFC DEVELOPMENT, LTD., a Florida limited partnership, of 3470 Club Center Blvd., Naples, Florida 34114, GRANTOR, and

ROY SCAFFIDI and ROSEANN SCAFFIDI, Husband and Wife, Tenants by the Entirety

GRANTEE, whose post office address is: 49 Alexandra Drive, Stamford, CT 06903

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN DOLLARS, 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 the County of Collier, State of Florida, to wit:

Lot 39 of BELLAGIO at FIDDLER'S CREEK, according to the plat thereof, recorded in Plat Book 36, Pages 41 through 44, of the Public Records of Collier County, Florida.

SUBJECT to all the terms and conditions contained in the Declaration of Covenants, Conditions and Restrictions for Bellagio Village recorded at O.R. Book 2834, page 1189, et seq., and the Articles of Incorporation and Bylaws of BELLAGIO VILLAGE ASSOCIATION, INC., and all amendments thereto filed of record.

SUBJECT ALSO to the Declaration of General Covenants, Conditions and Restrictions for FIDDLER'S CREEK, recorded in O.R. Book 2315, page 2050, and as amended, of the Public Records of Collier County, Florida, and the Articles of Incorporation and Bylaws of FIDDLER'S CREEK FOUNDATION, INC., and that certain Declaration of Restrictions and Protective Covenants for Bellagio Village, Fiddler's Creek, Phase 2A, Unit One, as recorded in Official Records Book 2834, page 1182, et seq., all of the Public Records of Collier County, Florida.

SUBJECT ALSO to taxes for the year 2001 and subsequent years, restrictions, reservations and easements of record, and zoning ordinances of Collier County, Florida.

And said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

GBFC DEVELOPMENT, LTD., a Florida limited partnership

[Signature]
Print Name: Kathleen A. Hunt
[Signature]
Print Name: Dana McElroy

By: [Signature]
Aubrey J. Ferrao, Attorney-in-Fact and
not individually

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before this 3rd day of December, 2001, by AUBREY J. FERRAO, as Attorney-in-Fact of GBFC Development, Ltd., a Florida limited partnership, on behalf of the limited partnership. He is personally known to me.

Print Name:
Notary Public
Commission No.
My Commission

