

**Prepared By and Return To:**

Philip R. Maiorca, Esquire  
First Boston Title, LLC  
2180 Immokalee Road, Suite 212  
Naples, FL 34110

File No. FBT0911-0541

Property Appraiser's Parcel I.D. (folio) Number(s)  
00266040163

**WARRANTY DEED**

THIS WARRANTY DEED dated December 4, 2009, by Sandra K. Langley, a single person hereinafter called the grantor, to Corey Cabral, whose post office address is 3137 Carriage Circle, Naples, FL 34105, hereinafter called the grantee:

(Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, and all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of entities and trustees, wherever the context so admits or requires)

WITNESSETH: that the grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, the following described real property situated in Collier County, Florida, to wit (the "Property"):

A portion of the East 321.00 feet of the West 1933.65 feet of the North 1/2 of South 1/2 of the Southeast 1/4, less the South 30 feet for road right-of-way, Section 23, Township 49 South, Range 25 East, Collier County, Florida, more particularly described as follows:

Commencing at the Southwest corner of the above described parcel; thence North 87° 18' 30" East 301.85 feet, thence North 02° 41' 30" West 113.13 feet to the Place of Beginning; thence South 87° 18' 30" West 72.00 feet; thence North 02° 41' 30" West 35.00 feet; thence North 87° 18' 30" East 72.00 feet; thence South 02° 41' 30" East 35.00 feet to the Place of Beginning.

Bearings are based on the South line of the North 1/2 of the South 1/2 of the Southeast 1/4 of said Section 23 as being South 89° 14' 53" West.

Subject to zoning, building code and other restrictions imposed by governmental authority; outstanding oil, gas and mineral rights and interests, if any; and easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all 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 the Property in Fee Simple; that the grantor has good right and lawful authority to sell and convey the Property; that the grantor hereby fully warrants the title to the Property 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, 2008.

**WARRANTY DEED**

(Continued)

IN WITNESS WHEREOF, grantor has signed and sealed the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
(Witness Signature)

Breanne McCordle  
(Print Witness Name)

[Signature]  
(Witness Signature)

Doreen D. Phillips  
(Print Witness Name)

[Signature]  
Sandra K. Langley

750 Ketch Drive  
(Address)

Naples, FL 34103  
(Address)

STATE OF Florida  
COUNTY OF Collier

The foregoing instrument was acknowledged before me this 4th day of December 2009, by Sandra K. Langley, who ( ) is/are personally known to me, or who ( ☒ ) has/have produced Drivers License as identification.

[Signature]  
Signature of Notary Public

Breanne McCordle  
Printed Name of Notary Public

My Commission Expires: 6-6-2013

(SEAL)

