

Consideration: \$145,000.00

This instrument prepared by and return to:

Lauren Evans, an employee of

Noble Title & Trust, LLC

2647 Professional Circle, Suite 1203

Naples, Florida 34119

File No. 15-7667

Property Appraiser's Parcel

Identification Number: 09680800003

WARRANTY DEED

THIS WARRANTY DEED, made on the 23rd day of February, 2015, between **Michael S. Rossi, a single person**, whose post office address is **1950 Pioneer Road, Huntington Vly, PA 19006**, Grantor, and **TLS Lely, LLC, a Florida Limited Liability Company** whose post office address is **2647 Professional Circle #1201, Naples, FL 34119**, Grantee.

(Whenever used herein the terms "grantor" and "grantee" include all parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees.)

WITNESSETH that the Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by 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:

Unit 300, Harborside Terrace, Phase I, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 603, page 23, of the Public Records of Collier County, Florida, and all amendments thereto.

Subject to: (a) real property taxes for the year 2015 and subsequent years; (b) zoning, building code and other use restrictions imposed by governmental authority; (c) outstanding oil, gas or mineral interests of record, if any; and (d) restrictions, reservations, and easements common to the subdivision, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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.

IN WITNESS WHEREOF, the Grantor has hereunto set his or her hands and seal the day and year first above written.

Signed, sealed, and delivered in the presence of:

Grantor:

D.C. Gonzalez
Witness #1 signature

Michael S. Rossi
Michael S. Rossi

D.C. Gonzalez
Witness #1 print name

Lauren Evans
Witness #2 signature

Lauren Evans

Witness #2 print name

STATE OF Florida
COUNTY OF Collier

The foregoing instrument was acknowledged before me this 23rd day of February, 2015, by **Michael S. Rossi, a single person**, who is/are personally known to me or who has/have produced drivers license as identification.

NOTARY SEAL
(Must be affixed)

D.C. Gonzalez
Notary Public Signature

Printed Name: _____
Commission Expires _____

