

CONSIDERATION: \$3,662,500.00

Prepared without opinion of title by:

**Michael L. Michetti, Jr.**

**Attorney at Law**

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**Naples, FL 34109**

**239-325-4070**

**File Number: 21385-001**

Parcel Identification No. **10940000040**

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## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this 1st day of August, 2019, between Douglas E. Shaffer and Susan Z. Shaffer, husband and wife whose post office address is 1456 Paragon Place, Pittsburgh, PA 15241 of the County of Allegheny, State of Pennsylvania, grantor\*, and 940 17th Ave, LLC, a Florida limited liability company, whose post office address is 305 Neptunes Bight, Naples, FL 34103 of the County of Collier, State of Florida, grantee\*,

**Witnesseth** that said grantor, for and in consideration of the sum of 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 2, Kremer Estate, a subdivision according to the plat thereof recorded in Plat Book 50, Page 43, of the Public Records of Collier County, Florida.**

Subject to ad valorem taxes for the current year and subsequent years; zoning, building code and other use restrictions imposed by governmental authority; outstanding oil, gas and mineral interests of record if any; and restrictions, reservations and easements common to the subdivision; provided however, that none of them shall prevent use of the property for residential purposes.

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

**TO HAVE AND TO HOLD** the above described premises, with the appurtenances, unto the said grantee, its successors and assigns, in fee simple forever.

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

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered as to both  
in the presence of:

Armi ELO  
Witness Name: Armi ELO

Michael E. McNamara  
Witness Name: Michael E. McNamara

Douglas E. Shaffer  
Douglas E. Shaffer

Susan Z. Shaffer  
Susan Z. Shaffer

State of Pennsylvania  
County of Allegheny

The foregoing instrument was acknowledged and witnessed before me this 30 day of July, 2019 by Douglas E. Shaffer and Susan Z. Shaffer, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

Michael E. McNamara  
Notary Public

Printed Name: Michael E. McNamara

My Commission Expires: 12-29-21

Commonwealth of Pennsylvania - Notary Seal  
Michael E. McNamara, Notary Public  
Allegheny County  
My commission expires December 29, 2021  
Commission number 1324192  
Member, Pennsylvania Association of Notaries