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Prepared by:

Thompson Lewis Law Firm, PLLC
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Naples, FL 34103
239-316-3006
File Number: AT.2169.0001
\$3,250,000.00

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Warranty Deed

This Warranty Deed made this 3rd day of **March, 2020** between **Shelly Marie Neal and Franklin Scott Neal, wife and husband**, whose post office address is **10 Seagate Drive, Unit 125, Naples, FL 34103**, grantor, and **John J. Ray, III and Lori A. Ray, husband and wife**, whose post office address is **561 Palm Circle East, Naples, FL 34102**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the 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 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 13, Block 1 of Ridge Lakes, according to the plat thereof as recorded in Plat Book 3, Page 23, of the Public Records of Collier County, Florida.

Parcel Identification Number: 17910560005

Together with all the 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 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; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2019**.

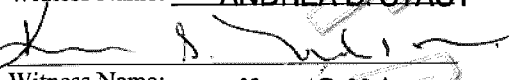
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

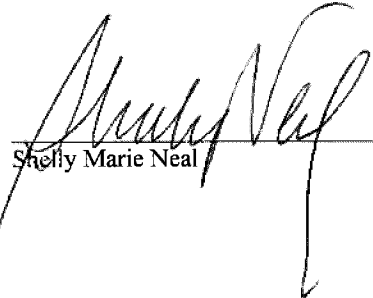

Witness Name: ANDREA B. STACY


Witness Name: Karen S. Nelson


Witness Name: ANDREA B. STACY


Witness Name: Karen S. Nelson

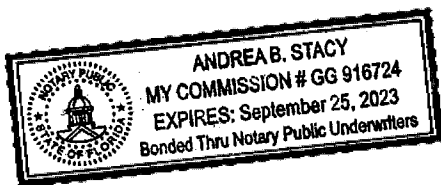
 (Seal)
Franklin Scott Neal


 (Seal)
Shelly Marie Neal

State of Florida
County of Collier

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of March, 2020 by Franklin Scott Neal and Shelly Marie Neal, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: ANDREA B. STACY

My Commission Expires: 09/25/23