

Prepared by:
David S. Ged, P.A.
101 Aviation Drive North
Naples, FL 34104

Return to:
Grant Fridkin Pearson, P.A.
5551 Ridge Drive, Suite 501
Naples, FL 34108

Consideration: \$2,000,000.00

WARRANTY DEED

This indenture made on this 2nd day of July 2020, by **172 CAJEPUT DRIVE LLC**, a Florida limited liability company, whose mailing address is 1455 Railhead, Unit 1, Naples, FL 34110, hereinafter called the "grantor", to **JEAN-PIERRE GARNIER**, whose mailing address is 706 Kings Town Drive, Naples, FL 34102, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Collier County, FL, to-wit:

Lot 17, Block L, Pine Ridge Extension, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 51, of the Public Records of Collier County, Florida.

Tax Folio #67283040008

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

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2019.

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

172 CAJEPUT DRIVE LLC, a
Florida limited liability company

By: [Signature]
KEEGAN P. HODGES
Its: Manager

By: [Signature]
FLORICE A. HODGES
Its: Manager

[Signature]
Witness as to both

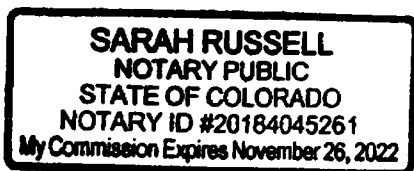
Katherine Bennett
Printed Name of Witness:

[Signature]
Witness as to both

Kelby Farias
Printed Name of Witness

STATE OF colorado
COUNTY OF Pitkin

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of July, 2020, by **KEEGAN P. HODGES** and **FLORICE A. HODGES** as Manager for 172 Cajepu Drive, LLC, a Florida limited liability company and who is personally known to me or has produced Florida Driver Licenses as identification.



[Signature]
NOTARY PUBLIC

Sarah Russell
PRINTED NAME