

THIS INSTRUMENT PREPARED BY:

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Skrivan & Gibbs, PLLC  
1110 Pine Ridge Road, Suite 300  
Naples, Florida 34108

Property Appraisers Parcel Identification (Folio) Number:  
00173240001

Consideration: \$475,000.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

**WARRANTY DEED**

THIS WARRANTY DEED, made as of the 11<sup>th</sup> day of January, 2021 by Janet Hall Freund, surviving spouse of Gerald Edward Freund, deceased 10/14/2020, whose post office address is 5855 Cheshire Parkway, Apt. 2406, Plymouth, MN 55446, herein called the grantor, to Charles A. Shefsky and Danielle Shefsky, husband and wife, whose post office address is 717 Reef Point Circle, Naples, FL 34108, hereinafter called the grantee:

*(Wherever 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)*

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

**Beachwalk Home No. 12, as more particularly described as:**

**A Parcel of land lying in Section 33, Township 48 South, Range 25 East, Collier County, Florida, being more particularly described as follows:**

Commence at the East quarter corner of said Section 33, Township 48 South, Range 25 East, thence South 00 degrees 37 minutes 39 seconds East along the East line of said Section 33, 17.65 feet to the extension of the Northerly right-of-way line of Vanderbilt Beach Road; thence North 80 degrees 08 minutes 20 seconds West 152.55 feet along said extension to the intersection of said Northerly right-of-way line with the Westerly right-of-way line of U.S. 41; thence continue North 80 degrees 08 minutes 20 seconds West along said Northerly right-of-way line 1685.50 feet; thence continue North 80 degrees 08 minutes 20 seconds West 848.38 feet; thence North 09 degrees 51 minutes 40 seconds East 295.52 feet for a PLACE OF BEGINNING; thence North 80 degrees 48 minutes 51 seconds West 3.67 feet; thence North 09 degrees 11 minutes 09 seconds East 1.00 feet; thence North 80 degrees 48 minutes 51 seconds W 1.00 feet; thence North 09 degrees 11 minutes 09 seconds East .33 feet; thence North 80 degrees 48 minutes 51 seconds West 59.00 feet; thence North 09 degrees 11 minutes 09 seconds East .33 feet; thence North 80 degrees 48 minutes 51 seconds West 1.00 feet; thence North 09 degrees 11 minutes 09 seconds East 21.67 feet; thence South 80 degrees 48 minutes 51 seconds East 18.33 feet; thence North 09 degrees 11 minutes 09 seconds East 27.67 feet; thence South 80 degrees 48 minutes 51 seconds East 55.33 feet; thence South 09 degrees 11 minutes 09 seconds West 38.00 feet; thence North 80 degrees 48 minutes 51 seconds West 9.00 feet; thence South 09 degrees 11 minutes 09 seconds West 13.00 feet to the Place of Beginning.



**EXHIBIT "A"**

Beachwalk Home No. 12, as more particularly described as:

A Parcel of land lying in Section 33, Township 48 South, Range 25 East, Collier County, Florida, being more particularly described as follows:

Commence at the East quarter corner of said Section 33, Township 48 South, Range 25 East, thence South 00 degrees 37 minutes 39 seconds East along the East line of said Section 33, 17.65 feet to the extension of the Northerly right-of-way line of Vanderbilt Beach Road; thence North 80 degrees 08 minutes 20 seconds West 152.55 feet along said extension to the intersection of said Northerly right-of-way line with the Westerly right-of-way line of U.S. 41; thence continue North 80 degrees 08 minutes 20 seconds West along said Northerly right-of-way line 1685.50 feet; thence continue North 80 degrees 08 minutes 20 seconds West 848.38 feet; thence North 09 degrees 51 minutes 40 seconds East 295.52 feet for a PLACE OF BEGINNING; thence North 80 degrees 48 minutes 51 seconds West 3.67 feet; thence North 09 degrees 11 minutes 09 seconds East 1.00 feet; thence North 80 degrees 48 minutes 51 seconds W 1.00 feet; thence North 09 degrees 11 minutes 09 seconds East .33 feet; thence North 80 degrees 48 minutes 51 seconds West 59.00 feet; thence North 09 degrees 11 minutes 09 seconds East .33 feet; thence North 80 degrees 48 minutes 51 seconds West 1.00 feet; thence North 09 degrees 11 minutes 09 seconds East 21.67 feet; thence South 80 degrees 48 minutes 51 seconds East 18.33 feet; thence North 09 degrees 11 minutes 09 seconds East 27.67 feet; thence South 80 degrees 48 minutes 51 seconds East 55.33 feet; thence South 09 degrees 11 minutes 09 seconds West 38.00 feet; thence North 80 degrees 48 minutes 51 seconds West 9.00 feet; thence South 09 degrees 11 minutes 09 seconds West 13.00 feet to the Place of Beginning.

Bearings are based on the Northerly right-of-way line of Vanderbilt Beach Road as being North 80 degrees 08 minutes 20 seconds West.

UNRECORDED COPY

**Bearings are based on the Northerly right-of-way line of Vanderbilt Beach Road as being North 80 degrees 08 minutes 20 seconds West.**

**Subject to easements, restrictions and reservations common to the subdivision and taxes for the year 2021 and thereafter.**

**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, and hereby 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, 2020.

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

Signed, sealed and delivered in the presence of:

Joann Rice  
Witness #1 Signature

Joann Rice  
Witness #1 Printed Name

Cameron Carpenter  
Witness #2 Signature

Cameron Carpenter  
Witness #2 Printed Name

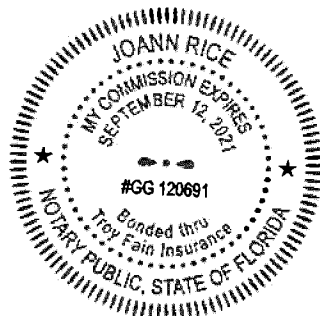
Janet Hall Freund  
Janet Hall Freund

STATE OF FLORIDA  
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 8th day of January, 2021 by **Janet Hall Freund**, who is personally known to me or has produced Drivers License as identification.

**SEAL**

My Commission Expires:  
9-12-21



Joann Rice  
Notary Public  
Joann Rice  
Printed Notary Name

NOTARIZED CERTIFIED COPY