

Prepared without opinion of title by:

Joshua D. Rudnick, Esq.
Woods Weidenmiller Michetti & Rudnick, LLP
9045 Strada Stell Court, Suite 400
Naples, FL 34109
(239) 325-4070
Consideration: \$517,500.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 1st day of April, 2021 between A & G Family Holdings, LLC, a Florida limited liability company, whose post office address is 5601 Turtle Bay Drive, Unit 601 Naples FL 34108, grantor, and Jerry J. Pianto, a single man, whose post office address is 425 Cove Tower Dr., #602, Naples, FL 34110, 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:

Beachwalk Home No. 4: 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°37'39" 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°08'20" West 152.55 feet along the 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°08'20" West along said Northerly right-of-way line 1685.50 feet; thence continue North 80°08'20" West 931.62 feet; thence North 09°51'40" East 99.36 feet to the Point of Beginning; thence North 09°37'33" East 22 feet; thence North 80°22'27" West 17.33 feet; thence North 09°37'33" East 23.33 feet; thence South 80°22'27" East 1.50 feet; thence South 09°37'33" West 1.00 feet; thence South 80°22'27" East 1.00 feet; thence South 09°37'33" West 0.33 feet; thence South 80°22'27" East 60.50 feet; thence South 09°37'33" West 0.33 feet; thence South 80°22'27" East 1.00 feet; thence South 09°37'33" West 28.67 feet; thence South 80°22'27" East 8.00 feet; thence South 09°37'33" West 15.00 feet; thence North 80°22'27" West 54.67 feet to the Point of Beginning.

Parcel Identification Number: 00172920005

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 12/31/2020.

And said GRANTOR does hereby fully warrant the title to said land, and will defend the same against the 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 in our presence
(as to both):

[Signature]
Witness #1 (print name below)
Soma Rivas

[Signature]
Witness #2 (print name below)
Christine A. Glancy

A & G Family Holdings, LLC, a Florida limited
liability
company

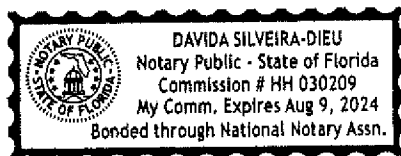
[Signature]
By: Christine Ancy
Its: Authorized Member

[Signature]
By: Kimberly Glancy
Its: Authorized Member

State of Florida
County of Polk

The foregoing instrument was acknowledged and witnessed before me by means of [X] physical presence
or ☐ online notarization, this day of April, 2021 by **Christine Ancy and Kimberly Glancy as
Authorized Members of A & G Family Holdings, LLC, a Florida limited liability company**, who
☐ is personally known or [X] has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: Davida Silveira-Dieu

My Commission Expires: 08/09/24