

Prepared by and return to:

Fred W. Mundie, Jr.

Attorney at Law

Fred W. Mundie, Jr., P.A.

993 North Collier Blvd.

Marco Island, FL 34145

239-394-3072

File Number: 21359jc

Consideration: \$1,000,000.00

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Warranty Deed

This Warranty Deed made this 9th day of June, 2021 between **Bruce C. Hatch**, a single man whose post office address is **2407 Margaret Drive, Fenton, MI 48436**, grantor, and **Daniel A. Gannon and Kirsten M. Gannon, husband and wife** whose post office address is **9920 NW 74th Place, Johnston, IA 50131**, 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 179, Isles of Capri No. 2, according to the Plat thereof, recorded in Plat Book 3, Page 46, of the Public Records of Collier County, Florida.

Parcel Identification Number: 52391800006

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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, 2020**.

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: Fred W. Mundie, Jr., Witness

Bruce C. Hatch

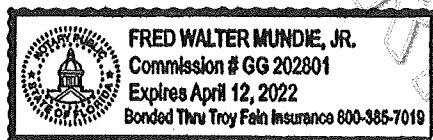
(Seal)

Witness Name: Jennifer L. Carr, Witness

State of Florida
County of Collier

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7 day of June, 2021 by Bruce C. Hatch, a single man, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: Fred W. Mundie, Jr.

My Commission Expires: April 12, 2022