

This instrument prepared by:

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Naples, FL 34103*

Parcel ID#: 29923000029

Consideration: \$1,148,000.00

SPECIAL WARRANTY DEED

This Indenture, made this 9 day of July, 2021, between FC Dorado, LLC, a Florida limited liability company, a Florida limited liability company, of 8156 Fiddler's Creek Parkway, Naples, Florida 34114, GRANTOR, and Michel F. Pokel and Debra A. Pokel, husband and wife, GRANTEE, whose post office address is: W82N935 Stony Kettle Drive, Cedarburg, Wisconsin 53012

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN DOLLARS, 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 the County of Collier, State of Florida, to wit:

Unit 201, Building 1, of DORADO AT FIDDLERS CREEK CONDOMINIUM, according to the Declaration of Condominium, as recorded in Official Records Book 5942, Page 1549, together with an undivided share in appurtenant thereto, as amended from time to time, of the Public Records of Collier County, Florida.

SUBJECT TO SUBJECT TO all the terms and conditions contained in the Declaration of Condominium of Dorado at Fiddler's Creek, a Condominium, and the Articles of Incorporation and Bylaws of Dorado at Fiddler's Creek Condominium Association, Inc., and all amendments thereto filed of record.

SUBJECT ALSO to the Amended and Restated Declaration of General Covenants, Conditions and Restrictions for Fiddler's Creek, recorded in O.R. Book 3685, page 319, et seq., and as amended, of the Public Records of Collier County, Florida, and the Articles of Incorporation and Bylaws of Fiddler's Creek Foundation, Inc., and that certain Amended and Restated Declaration of Restrictions and Protective Covenants for Dorado at Fiddler's Creek, as recorded in O.R. Book 5926, page 2872, Public Records of Collier County, Florida as amended.

SUBJECT ALSO to taxes for the year 2021 and subsequent years, restrictions, reservations and easements of record, and zoning ordinances of Collier County, Florida, as well as taxes and assessments imposed by the Fiddler's Creek Community Development District 2.

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, claiming by, through, or under Grantor but against none other.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

FC Dorado, LLC, a Florida limited liability company, a Florida limited liability company

By: Gulf Bay Management Group, Inc., its manager

[Signature]
Print Name: AUBREY J. FERRAO
GODLEWSKI

By: *[Signature]*
Aubrey J. Ferrao, as President and not in his individual capacity

[Signature]
Print Name: Liset Gutierrez

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization, this 9th day of July, 2021, by AUBREY J. FERRAO, as President of Gulf Bay Management Group, Inc., a Florida Corporation, as manager of FC DORADO, LLC, a Florida Limited Liability Company, on behalf of the companies. He is personally known to me and did take an oath.



(SEAL)

[Signature]
Print Name: Joseph Livio Parisi
Notary Public
Commission No. GG 251771
My commission expires: 8/22/2022