

REC 1300
PRM 200
DOC 686.40
INT
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BEACHWALK VILLAS
SPECIAL WARRANTY DEED

124.80000

1987 SEP -2 PM 12:54

RECORDED

THIS INDENTURE is made this 22nd day of June, 1987, between RADNOR/COLLIER CORPORATION, a Delaware Corporation, hereinafter referred to as "Grantor", and EDWIN M. STRONG and HELEN M. STRONG, Tenants in Common, hereinafter referred to as "Grantee", whose post office address is 2 Fairview Drive, Warwick, N.Y. 10990.

WITNESSETH

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid by the Grantee to the Grantor, the receipt of which is hereby acknowledged, has granted, bargained, and sold to the Grantee and the Grantee's heirs and assigns forever, the following described real property located in Collier County, to-wit:

Beachwalk Villa No. 76, as more particularly described in Exhibit "A" attached hereto.

This conveyance is made subject to the following:

1. Real estate taxes for the current year and subsequent years;
2. Applicable zoning regulations and other restrictions, prohibitions and/or regulations imposed by governmental authorities;
3. All of the terms, provisions, conditions, rights, privileges, obligations, easements and liens as set forth and contained in that certain Master Declaration of Covenants, Conditions and Restrictions for Beachwalk, recorded in Official Record Book 1235, Page 2017 - 2064, of the Public Records of Collier County, Florida, its exhibits, supplements and amendments thereto;
4. All agreements, covenants, conditions, restrictions, rights, reservations and easements of record, if any, which may now affect the aforescribed property.

Grantor covenants and warrants as follows:

1. That the property conveyed herein is free from all encumbrances made by Grantor; and
2. That Grantor will warrant and defend the property hereby conveyed against the lawful claims and demands of all persons claiming by, through or under it, but against none other.

Received \$ 686.40 Documentary Stamp Tax
Received \$ N/A Class "C" Intangible Personal Property Tax

COLLIER COUNTY CLERK OF COURTS

BY Kenda Lano D.C.

HARTER, SECREST & EMERY
SUITE 400, 800 LAUREL OAK DRIVE
NAPLES, FLORIDA 33963

0116092

COLLIER COUNTY

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, the day and year first above written.

Signed in the presence of:

RADNOR/COLLIER CORPORATION

Raymond P. White

By: Grover Ericksen
Grover Ericksen, Assistant Vice President

Katherine C. Wood

STATE OF FLORIDA
COUNTY OF COLLIER

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Grover Ericksen, as Assistant Vice President of RADNOR/COLLIER CORPORATION, the corporation described in the foregoing instrument and that he acknowledged executing the same under authority vested in him by said corporation and that the seal affixed thereto is the seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 22ND day of June, 1987.



Katherine C. Wood
Notary Public

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JULY 31, 1988
BONDED THROUGH MUROSKI-ASHTON, INC.

This instrument prepared by:
KATHLEEN C. PASSIDOMO, ESQ.
HARTER, SECREST & EMERY
800 Laurel Oak Drive
Suite 400
Naples, Florida 33963
(813) 598-4444

1949R-3
Rev. 2/87

CERTIFIED COPY

DESCRIPTION OF VILLA NO. 76
BEACHWALK HOMES AND VILLAS

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 $S00^{\circ}37'39''E$ 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 $N80^{\circ}08'20''W$ 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 $N80^{\circ}08'20''W$ along said Northerly right-of-way line 1685.50 feet; thence continue $N80^{\circ}08'20''W$ 2155.23 feet; thence $N09^{\circ}51'40''E$ 604.56 feet for a PLACE OF BEGINNING; thence $N01^{\circ}17'19''E$ 30.33 feet; thence $S88^{\circ}42'41''E$ 27.33 feet; thence $N01^{\circ}17'19''E$ 4.00 feet; thence $S88^{\circ}42'41''E$ 12.00 feet; thence $S01^{\circ}17'19''W$ 4.00 feet; thence $S88^{\circ}42'41''E$ 32.67 feet; thence $S01^{\circ}17'19''W$ 11.33 feet; thence $S88^{\circ}42'41''E$ 15.00 feet; thence $S01^{\circ}17'19''W$ 19.00 feet; thence $N88^{\circ}42'41''W$ 87.00 feet to the Place of Beginning.

Bearings are based on the Northerly right-of-way line of Vanderbilt Beach Road as being $N80^{\circ}08'20''W$.

CERTIFIED COPY

Recorded and Verified
in Official Records of
COLLIER COUNTY, FLORIDA
JAMES C. GILES, CLERK