

Prepared by  
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Island Title Guaranty Agency  
27200 Riverview Center Boulevard, Suite 109  
Bonita Springs, Florida 34134  
(239)498-1100

File No.: 2127-1009118

## **CORPORATE WARRANTY DEED**

This indenture made on **November 18, 2005** A.D., by

**J. F. Mills Construction Co., Inc., a Florida Corporation**

whose address is: **27281 Sun Aqua Lane, Bonita Springs, FL 34135**  
hereinafter called the "grantor", to

**Dean Street 2005, LLC, a Maryland Limited Liability Company**

whose address is: **825 Charles Street, Baltimore, MD 21201**  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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 **Lee County, Florida**, to-wit:

**All that part of the West half of Lot 18, lying North of Oak Creek, BONITA FARMS, in Section 35, Township 47 South, Range 25 East, according to the Plat thereof as recorded in Plat Book 3, Page(s) 27, of the Public Records of Lee County, Florida.**

Parcel Identification Number: **35-47-25-B3-00118.0010 & 35-47-25-B3-00118.0020**

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**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 31st of 2005.

**In Witness Whereof**, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

J.F. Mills Construction Co., Inc., a Florida Corporation

*James F. Mills Pres*  
By: James F. Mills, President

(Corporate Seal)

Signed, sealed and delivered in our presence:

*[Signature]*  
Witness Signature  
Print Name: *Nicole Branges*

*Mary C. McCaughtry*  
Witness Signature  
Print Name: *Mary C. McCaughtry*

State of **Florida**

County of **Lee**

**THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED** before me on **11/18/2005**, by **James F. Mills, as President on behalf of J. F. Mills Construction Co., Inc., a Florida corporation**, existing under the laws of the State of **Florida**, who is/are personally known to me or who has/have produced a valid driver's license as identification.

*Mary C. McCaughtry*  
NOTARY PUBLIC

Printed Name of Notary: **MARY C. MCCAUGHTRY**  
My Commission Expires: **EXPIRES: January 3, 2008**

