

Prepared by and return to:

C. Neil Gregory, Esq.  
Bond, Schoeneck & King, PLLC  
4001 Tamiami Trail North Suite 250  
Naples, FL 34103  
239-659-3800  
File Number: 974347

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## Trustee's Deed

**This Trustee's Deed** made this 12<sup>th</sup> day of May, 2016 between **Michael J. Boran and Ronald L. Brown, as Co-Trustees of the State Road 846 Land Trust Agreement, as amended and restated in full on February 4, 2004**, whose post office address is **3570 Enterprise Avenue, Suite 200, Naples, FL 34104**, grantor, and **27th/Pico Boulevard Limited Partnership, a California limited partnership, whose post office address is c/o Florida Blue Jay, LLC, 95 North County Road, Palm Beach, FL 33480**, 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 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 grantees heirs and assigns forever, the following described land, situate, lying and being in **Collier County, Florida**, to-wit:

**All of Sections 35 and 36, Township 47 South, Range 27 East, and all of Sections 1 and 2, Township 48 South, Range 27 East, in Collier County, Florida, less the West 50 feet of Section 35 and Section 2.**

**Subject to (a) ad valorem and non ad valorem real property taxes for the year of closing and subsequent years; (b) outstanding oil, gas and mineral interests of record, if any; (c) restrictions, reservations and easements and other matters of record; and (d) existing leases.**

Folio Numbers are:     0020920009  
                              0011348009  
                              0011352008  
                              0020924001

**Grantor warrants that this property is not the homestead of grantor or any other person.**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anyway 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 claiming by, through or under grantors.

**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:

*[Handwritten Signature]*

Witness Name: C. Neil Gregory

*[Handwritten Signature]*

Witness Name: M. JANE STRAWSER

*[Handwritten Signature]*

Michael J. Boran, Co-Trustee of the State Road 846 Land Trust Agreement, as amended and restated in full on February 4, 2004

State of Florida  
County of Collier

The foregoing instrument was acknowledged before me this 10 day of May, 2016 by Michael J. Boran, Co-Trustee of the State Road 846 Land Trust Agreement, as amended and restated in full on February 4, 2004, who  is personally known or  has produced \_\_\_\_\_ driver's license as identification.

[Notary Seal]

*[Handwritten Signature]*

Notary Public

Printed Name: M. JANE STRAWSER

My Commission Expires: \_\_\_\_\_



Signed, sealed and delivered in our presence:

*Brittany Schober*  
Witness Name: Brittany Schober

*Neil Gregory*  
Witness Name: Neil Gregory

*Ronald L. Brown*  
Ronald L. Brown, Co-Trustee of the State Road 846 Land Trust Agreement, as amended and restated in full on February 4, 2004

State of Florida  
County of Collier

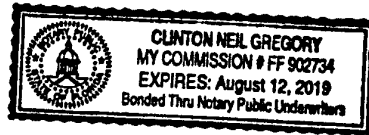
The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of May, 2016 by Ronald L. Brown, Co-Trustee of the State Road 846 Land Trust Agreement, as amended and restated in full on February 4, 2004, who  is personally known or  has produced Florida driver's license as identification.

[Notary Seal]

*Neil Gregory*  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



This Document Prepared By:  
C. Neil Gregory, Esq.  
Bond, Schoeneck & King, PLLC  
4001 Tamiami Trail North, Suite 250  
Naples, FL 34103

TRUSTEE AFFIDAVIT

STATE OF FLORIDA  
COUNTY OF COLLIER

BEFORE ME, the undersigned authority, duly authorized to administer oaths and take acknowledgments, personally appeared **Michael Boran**, who, being duly sworn, depose and say as follows:

1. Michael Boran and Ronald L. Brown ("Trustees") are the Co-Trustees of the State Road 846 Trust Agreement, as amended and restated in full on February 4, 2004 (the "Trust Agreement").
2. The Trust is selling the following described real property (the "Property"):  
  
**All of Sections 35 and 36, Township 47 South, Range 27 East, and all of Sections 1 and 2, Township 48 South, Range 27 East, in Collier County, Florida, less the West 50 feet of Sections 35 and Section 2**
3. The Trustees have full power and authority to sell and convey the Property to 27<sup>th</sup>/Pico Boulevard Limited Partnership, a California limited partnership ("Buyer").
4. All beneficiaries under the Trust Agreement have executed a written direction to Trustees to execute the deed and any other closing documents in order to convey the Property to Buyer.
5. The Trust Agreement has not been revoked, or modified or amended in any manner that would cause the above statements to be untrue or incorrect in any manner and the directions to trustee remain in full force and effect.

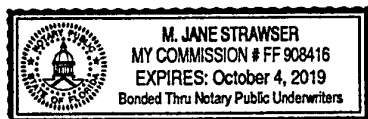
  
Michael Boran

SWORN TO, SUBSCRIBED AND ACKNOWLEDGED before me by Michael Boran, this 10 day of May, 2016, who is personally known to me or who produced \_\_\_\_\_ driver's license as identification.

My Commission Expires:

  
NOTARY PUBLIC

(SEAL)



M JANE STRAWSER  
(Printed Name of Notary Public)

This Document Prepared By:  
C. Neil Gregory, Esq.  
Bond, Schoeneck & King, PLLC  
4001 Tamiami Trail North, Suite 250  
Naples, FL 34103

TRUSTEE AFFIDAVIT

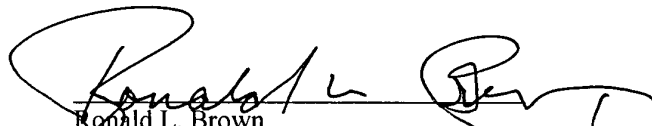
STATE OF Florida  
COUNTY OF Collier

BEFORE ME, the undersigned authority, duly authorized to administer oaths and take acknowledgments, personally appeared **Ronald L. Brown**, who, being duly sworn, depose and say as follows:

1. Michael Boran and Ronald L. Brown ("Trustees") are the Co-Trustees of the State Road 846 Trust Agreement, as amended and restated in full on February 4, 2004 (the "Trust Agreement").
2. The Trust is selling the following described real property (the "Property"):

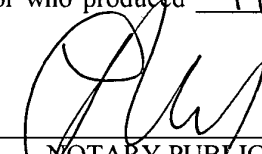
**All of Sections 35 and 36, Township 47 South, Range 27 East, and all of Sections 1 and 2, Township 48 South, Range 27 East, in Collier County, Florida, less the West 50 feet of Sections 35 and Section 2**

3. The Trustees have full power and authority to sell and convey the Property to 27<sup>th</sup>/Pico Boulevard Limited Partnership, a California limited partnership ("Buyer").
4. All beneficiaries under the Trust Agreement have executed a written direction to Trustees to execute the deed and any other closing documents in order to convey the Property to Buyer.
5. The Trust Agreement has not been revoked, or modified or amended in any manner that would cause the above statements to be untrue or incorrect in any manner and the directions to trustee remain in full force and effect.

  
\_\_\_\_\_  
Ronald L. Brown

10<sup>th</sup> SWORN TO, SUBSCRIBED AND ACKNOWLEDGED before me by Ronald L. Brown, this day of May, 2016, who is personally known to me or who produced Florida driver's license as identification.

My Commission Expires:

  
\_\_\_\_\_  
NOTARY PUBLIC  
\_\_\_\_\_  
(Printed Name of Notary Public)

(SEAL)

