

This Instrument was Prepared  
without Examination or Opinion  
of Title By:  
Nicole Swartz, Esq.  
24301 Walden Center Drive  
Bonita Springs, FL 34134

**Strap#s:** 02-45-25-P3-020LB.01CE; 35-44-25-P3-0280A.00CE; 02-45-25-P2-0280B.00CE; 35-44-25-P2-0011LB.01CE, 35-44-25-P2-011LB.02CE; 35-44-25-P2-011LB.03CE; 35-44-25-P3-016LB.01CE, 35-44-25-P3-016LB.02CE; 35-44-25-P3-016LB.03CE; 02-45-25-P2-0020B.00CE; 02-45-25-P2-0020C.00CE; 02-45-25-P2-0030B.00CE; 02-45-25-P2-0030C.00CE & 02-45-25-P2-0010L.27A0

**QUIT-CLAIM DEED**

**THIS QUIT-CLAIM DEED** is executed this 23 day February, 2010 by **BAY COLONY-GATEWAY, INC.**, a Delaware corporation, as joined by **2009 REAL ESTATE LLC**, a Delaware limited liability company, successor by conversion of 2009 Real Estate Corporation f/k/a WCI Communities, Inc. (collectively, the "Grantor"), the address of the foregoing entities being 24301 Walden Center Drive, Suite 300, Bonita Springs, Florida 34134, in favor of **WCI COMMUNITIES, LLC**, a Delaware limited liability company (the "Grantee"), whose address is 24301 Walden Center Drive, Suite 300, Bonita Springs, Florida 34134.

**WITNESSETH:**

That the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby remises, releases, and quit-claims unto Grantee forever all of the right, title, interest, claim and demand which Grantor has in and to the following real property described on **Exhibit "A"** hereto (the "Property"), situated in the Lee County, State of Florida.

**TO HAVE AND HOLD** the same together with all and singular the appurtenances thereunto belonging or in any wise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only property use, benefit and behalf of Grantee.



**BY ITS ACCEPTANCE HEREOF**, Grantee on behalf of itself, its successors in title and all other parties dealing with the Property on behalf or under the authority of Grantee or such successors, acknowledges and agrees that the Property is being conveyed by Grantor "as is, where is with all faults" and without any representations or warranties whatsoever. Accordingly, the acceptance hereof shall constitute a full and complete waiver and release by or on behalf of such parties of any and all claims,

damages or liabilities against or of Grantor and its partners and all of its and their officers, directors, shareholders, parents, subsidiaries, affiliates, managers, agents, successors and assigns.

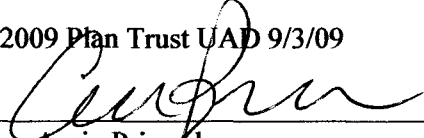
THE PROPERTY IS CONVEYED PURSUANT TO THE SECOND AMENDED JOINT CHAPTER 11 PLAN OF REORGANIZATION OF WCI COMMUNITIES, INC. AND ITS AFFILIATED DEBTORS (THE "PLAN") CONFIRMED BY THE UNITED STATES BANKRUPTCY COURT FOR THE DISTRICT OF DELAWARE UNDER 11 U.S.C. SECTION 1129 IN THE JOINTLY ADMINISTERED CHAPTER 11 CASE NO. 08-11643 (KJC). THIS CONVEYANCE IS MADE PURSUANT TO THE PLAN, IT IS A PRECONDITION OR ESSENTIAL TO THE CONFIRMATION OF THE PLAN, AND IT IS NECESSARY TO CONSUMMATE OR IMPLEMENT THE CONFIRMED PLAN; THEREFORE, PURSUANT TO 11 U.S.C. SECTION 1146(a) AND FLORIDA ADMINISTRATIVE CODE, RULE 12-B-4.014(15), THIS DEED IS EXEMPT FROM FLORIDA DOCUMENTARY STAMP TAX IMPOSED UNDER FLA. STAT. § 201.02.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.



Signed, sealed and delivered in the presence of:

  
Print Name: RICHARD KATTOURA  
  
Print Name: E. ROLF SCHWITTER


BAY COLONY-GATEWAY, INC., a Delaware corporation

By: 2009 Plan Trust UAD 9/3/09  
  
Name: Aurin Primack  
Title: Trustee

Signed, sealed and delivered in the presence of:

  
Print Name: RICHARD KATTOURA  
  
Print Name: E. ROLF SCHWITTER

2009 REAL ESTATE, LLC (f/k/a 2009 Real Estate Corporation; f/k/a WCI Communities, Inc.), a Delaware limited liability company

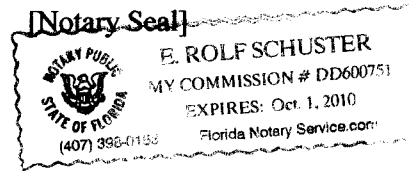
By: 2009 Plan Trust UAD 9/3/09  
  
Name: Aurin Primack  
Title: Trustee

STATE OF FLORIDA

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 23 day of Feb, 2010, by Aurin Primack, as Trustee and on behalf of 2009 Plan Trust UAD 9/3/09 for BAY COLONY-GATEWAY, INC., a Delaware corporation, on behalf of the corporation, (  ) who is personally known to me or (  ) who has produced DRIV L as identification.

E. Rolf Schuster  
Notary Public, State of Florida

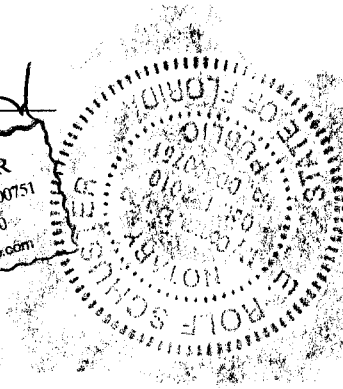
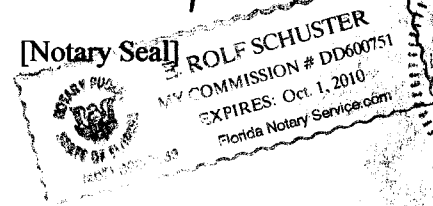


STATE OF FLORIDA

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 23 day of Feb, 2010, by Aurin Primack, as Trustee and on behalf of 2009 Plan Trust UAD 9/3/09 for 2009 Real Estate, LLC (f/k/a 2009 Real Estate Corporation; f/k/a WCI Communities, Inc.) (  ) who is personally known to me or (  ) who has produced DRIV L as identification.

E. Rolf Schuster  
Notary Public, State of Florida



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Tract LB-1, the plat of **VILLA CAPRI AT PELICAN PRESERVE TRACT "T"**, recorded at Instrument # 2006000126026, the Public Records of Lee County, Florida;

STRAP#: 02-45-25-P3-020LB.01CE

And,

Tract "A" and Tract "B", the plat of **TRACT E OF PELICAN PRESERVE**, recorded at Instrument # 2007000304323, the Public Records of Lee County, Florida;

STRAP # 35-44-25-P3-0280A.00CE & 02-45-25-P2-0280B.00CE

And,

Tract "LB1", Tract "LB2" and Tract "LB3", the plat of **SUN CITY CENTER FT. MYERS, PARCEL A & B**, recorded at Plat Book 76, Pages 35-40, the Public Records of Lee County, Florida;

STRAP # 35-44-25-P2-0011LB.01CE, 35-44-25-P2-011LB.02CE & 35-44-25-P2-011LB.03CE

And,

Tract "LB-1", Tract "LB-2" and Tract "LB-3", the plat of **TOSCANA AND MONTICELLO AT SUN CITY CENTER FT.MYERS**, recorded at Plat Book 79, Pages 8-10, the Public Records of Lee County, Florida;

STRAP # 35-44-25-P3-016LB.01CE, 35-44-25-P3-016LB.02CE & 35-44-25-P3-016LB.03CE

And,

Tract "B" and Tract "C", the plat of **BELLAGIO AT SUN CITY CENTER FT. MYERS**, recorded at Plat Book 69, pages 82-83, the Public Records of Lee County, Florida;

STRAP # 02-45-25-P2-0020B.00CE & 02-45-25-P2-0020C.00CE

And,

Tract "B" and Tract "C", the plat of **PORTOFINO AT SUN CITY CENTER FT. MYERS**, recorded at Plat Book 69, pages 84-85, the Public Records of Lee County, Florida;

STRAP # 02-45-25-P2-0030B.00CE & 02-45-25-P2-0030C.00CE

And,

Tract "L 27A", the plat of **SUN CITY CENTER FT. MYERS, PHASE ONE** recorded at Plat Book 69, pages 76-81, the Public Records of Lee County, Florida;

STRAP # 02-45-25-P2-0010L.27A0