



INSTR # 6846868
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 CHARLIE GREEN, CLERK OF COURT
 LEE COUNTY, FLORIDA
 RECORDING FEE 18.50
 DEED DOC 5,378.80
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This instrument prepared by:
 Kenneth Y. Gordon, Esq.
 24301 Walden Center Drive
 Bonita Springs, FL 34134

Parcel ID No.(s): 35-44-25-P3-0160R.0000
 35-44-25-P3-000R1.0000
 35-44-25-P3-016LK.0110
 35-44-25-P3-016LK.0120

WARRANTY DEED
 Pelican Preserve
 (Requisition #15)

THIS WARRANTY DEED made this 7th day of JUNE, 2005, by BAY COLONY GATEWAY, INC., a Delaware corporation, having their principal place of business at 24301 Walden Center Drive, Bonita Springs, Florida, (hereinafter referred to as "Grantor"), to GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized and existing under the laws of the State of Florida, whose Post Office address is: c/o Anthony P. Pires, Esquire, 3200 Tamiami Trail North, Suite 200, Naples, Florida 34103, (hereinafter referred to as "Grantee"),

(wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns, assigns of individuals, and the successors and assigns of corporation).

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 (Ten Dollars) and other valuable considerations, receipt of which 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 of Tract "R", Tract "R-1", Tract "LK-11" and Tract "LK-12", TOSCANA AND MONTICELLO AT SUN CITY CENTER FT. MYERS, according to the plat thereof as recorded in Plat Book 79, Pages 8-10, of the Public Records of Lee County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 Grantors hereby fully warrant 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 for taxes and assessments for 2005 and subsequent years; and easements, restrictions, reservations, covenants, limitations and conditions of record, if any, and other matters set forth above.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, by its proper officer thereunto duly authorized, the day and year first above written.

Witnesses:

Victoria Blackburn

Signature

Victoria L Blackburn

Printed Name

David Caldwell

Signature

DAVID CALDWELL

Printed Name

BAY COLONY-GATEWAY, INC., a Delaware corporation

By:

[Signature]

Print: Ernest J. Scheidemann

Its: Vice President

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 7th day of JUNE, 2005 by Ernest J. Scheidemann, as Vice President of Bay Colony Gateway, Inc., a Delaware corporation, on behalf of said corporation. He is personally known to me or has produced his N/A as identification.

(AFFIX SEAL)

David Caldwell

Notary Public - State of Florida

Printed Name: DAVID CALDWELL

Commission Expires: 2/13/09

Commission No.: DD 383805

