

This instrument prepared by:
Kenneth Y. Gordon, Esq.
24301 Walden Center Drive
Bonita Springs, FL 34134

Parcel ID No.(s): 35-44-25-P3-001R2.00CE
02-45-25-P2-0030A.0000
02-45-25-P2-0020A.0000

WARRANTY DEED
Pelican Preserve

THIS WARRANTY DEED made this 3th day of September, 2006, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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 2006 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:

x Ruth Marianetti

Signature

RUTH MARIANETTI

Printed Name

David Caldwell

Signature

DAVID CALDWELL

Printed Name

BAY COLONY – GATEWAY, INC.,
a Delaware corporation

By: Ernest J. Scheidemann

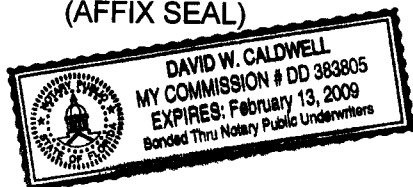
Print: Ernest J. Scheidemann

Its: Vice President

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 8th day of September, 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 _____, as identification.

(AFFIX SEAL)



David W. Caldwell

Notary Public - State of Florida

Printed Name: DAVID W. CALDWELL

Commission Expires: 2/13/09

Commission No.: DD 383805

EXHIBIT "A"

Tracts "R-2", "R-3", "R-5" and "R-6", Sun City Center Ft. Myers, Phase One, according to the plat thereof recorded in Plat Book 69, Page 76, of the Public Records of Lee County, Florida.

Tract "A", Portofino at Sun City Center Ft. Myers, according to the plat thereof recorded in Plat Book 69, Page 84, of the Public Records of Lee County, Florida.

Tract "A", Bellagio at Sun City Center Ft. Myers, according to the plat thereof recorded in Plat Book 69, Page 82, of the Public Records of Lee County, Florida.