

This Document Prepared Without Opinion of Title By
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Parcel ID No 53750040008, 00393280003, & 00390280006
Deed Consideration \$850,000.00
Documentary Stamps Due on Transfer \$5,950.00

Warranty Deed

THIS INDENTURE, made this 30 day of November, 2020, between **Lakewood Country Club of Naples, Inc., a Florida corporation**, whose post office address is 870 Charlemagne Blvd., Naples, FL 34112, as GRANTOR*, and **SWF Golf Holdings, LLC, a Delaware limited liability company**, whose post office address is: 801 US Highway 1, North Palm Beach, FL 33408, as GRANTEE*

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN 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 Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of Collier, State of Florida, to-wit:

See attached Exhibit "A" Legal Description

SUBJECT TO taxes for the year 2020 and subsequent years; zoning, building code, and other use restrictions imposed by governmental authority; outstanding oil, gas and mineral interests of record, if any, and restrictions, reservations and easements common to the subdivision, and all improvements thereon.

TOGETHER WITH all buildings and structures located there on and all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining

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

To have and to hold in fee simple forever.

Singular and plural are interchangeable as context requires

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written

Signed, sealed and delivered
limited in the presence of

**Lakewood Country Club of Naples, Inc., a
Florida corporation**

Signature of Witness #1

By.

Dwight Kehoe, President

Print Name of Witness #1

Signature of Witness #2

Print Name Witness #2

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 30 day of November, 2020 by Dwight Kehoe, as President of Lakewood Country Club of Naples, Inc., a Florida corporation, who is [] personally known to me or who [☒] produced FL Driver License as identification.

Notary Public Signature

Printed Name:

Commission No.

My Commission Expires

(SEAL)



Wei Su
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG973694
Expires 5/30/2024

EXHIBIT "A"
LEGAL DESCRIPTION

North Golf Course Area

Description of part of the East 1/2 of Section 12, and of part of the Northeast 1/4 of Section 13, Township 50 South, Range 25 East, Collier County, Florida.

Beginning at the Easterlymost corner of Lot 1 of Block "A" of the plat of Lakewood Unit No. 3 as recorded in Plat Book 12, Page 23, Collier County Public Records, Collier County, Florida; (said Easterlymost corner of Lot 1 also being located as follows Commencing at the Northeaster corner of Section 13, Township 50 South, Range 25 East, Collier County, Florida; thence along the East line of said Section 13, south 0 degrees 42'28" East 643.41 feet; thence south 89 degrees 17'32" West 297.32 feet, thence North 48 degrees 11'33" West 118.14 feet; thence South 41 degrees 48'27" West 60.00 feet; thence South 86 degrees 48'27" West 35.36 feet; thence South 41 degrees 48'27" West 246.46 feet; thence North 48 degrees 11'33" West 80.00 feet; thence South 41 degrees 01'29" West 29.73 feet to said Easterlymost corner of Lot 1 and the Point of Beginning of the parcel herein described); thence along the platted boundary of said Lakewood Unit No. 3 plat in the following described courses:

North 49 degrees 45'29" West 73.98 feet;

North 21 degrees 37'00" West 99.88 feet;

North 0 degrees 21'25" East 473.25 feet;

North 73 degrees 02'35" West 108.58 feet; and

North 0 degrees 31'25" East 50.00 feet to a point on the East Right-of-Way line of Beachwood Lake Drive as shown on the plat of Lakewood Unit No. 4 as recorded in Plat Book 12, Page 27, Collier County Public Records, Collier County, Florida; thence leave the platted boundary of said Lakewood Unit No. 3 plat and run along the platted boundary of said Lakewood Unit No. 4 plat in the following described courses:

North 9 degrees 31'25" East 92.28 feet;

Northerly 200.78 feet along the arc of a circular curve concave to the west, having a radius of 508.16 feet and subtended by a chord which bears North 1 degrees 47'43" West 199.47 feet;

Northerly 115.51 feet along the arc of a circular curve concave to the East, having a radius of 1203.71 feet and subtended by a chord which bears North 10 degrees 21'54" West 115.47 feet;

North 78 degrees 51'25" East 202.17 Feet.

Northeasterly, Northerly and Northwesterly 502.65 feet along the arc of a circular curve concave to the West, having a radius of 160.00 feet and subtended by a chord which bears North 11 degrees 08'35" West 320.00 feet;

South 78 degrees 51'25" West 148.94 feet;

North 0 degrees 21'25" East 445.62 feet;

South 89 degrees 38'35" East 125.00 feet;

North 0 degrees 21'25" East 1360.00 feet;

North 3 degrees 46'08" East 71.34 feet;

North 12 degrees 11'00" East 70.31 feet;

North 20 degrees 35'00" East 70.31 Feet

North 28 degrees 59'00" East 70.31 feet,

North 38 degrees 43'47" East 92.78 feet; and

North 44 degrees 16'34" East 305.51 feet to a point on the Southwesterly Right-of-Way line of Lakewood Boulevard as shown on the plat of Lakewood unit No. 1 as recorded in Plat Book 12, Pages 7, 8, and 9, Collier County Public Records, Collier County, Florida.

thence leave the platted boundary of said Lakewood Unit No. 4 plat and ran along the platted boundary of said Lakewood Unit No. 1 plat in the following described courses:

Southeasterly 343.41 feet along the arc of a circular curve concave to the Southwest, having a radius of 880.00 feet, and subtended by a chord which bears South 26 degrees 22'41" East 341.24 feet;

Southwesterly 432.51 feet along the arc of a circular curve concave to the Southeast, having a radius of 457.30 feet, and subtended by a chord which bears South 55 degrees 17'50" West 416.57 feet,

Exhibit "A" continued

Southerly 267.30 feet along the arc of a circular curve concave to the East; having a radius of 550.00 feet and subtended by a chord which bears South 14 degrees 16'46" West 264.67 feet;
 South 0 degrees 21'25" West 143.15 feet,
 Southeasterly 672.51 feet along the arc of a circular curve concave to the Northeast, having a radius of 431.50 feet and subtended by a chord which bears south 44 degrees 17'33" East 606.48 feet;

Southerly 466.18 feet along the arc of a circular curve concave to the East, having a radius of 10290.73 feet and subtended by a chord which bears south 0 degrees 46'28" East 466.14 feet;
 South 87 degrees 45'41" West 120.04 feet;
 South 2 degrees 14'19" East 1006.94 feet;

Southwesterly 554.80 feet along the arc of a circular curve concave to the Northwest, having a radius of 800.00 feet and subtended by a chord which bears South 17 degrees 37'43" West 543.75 feet;

South 52 degrees 30'15" East 120.00 feet;

Southwesterly 69.23 feet along the arc of a circular curve concave to the Northwest, having a radius of 920.00 feet and subtended by a chord which bears South 39 degrees 39'06" West 69.21 feet;

South 41 degrees 48'27" West 129.38 feet along the Northwestern Right-of-Way line of Lakewood Boulevard as shown on said Lakewood Unit No. 1 plat; thence leave the platted boundary of said Lakewood Unit No. 1 plat,

North 48 degrees 11'33" West 20.00 feet;

thence South 41 degrees 48'27" West 20.00 feet;

thence South 48 degrees 11'33" East 20.00 feet;

thence along the Northwestern Right-of-Way line of Lakewood Boulevard as shown on said Lakewood Unit No.1 plat, South 41 degrees 48'27" West 207.08 feet; and Southwesterly 29.73 feet along said Northwestern Right-of-Way line along the arc of a circular curve concave to the Southeast, having a radius of 1088.00 feet and subtended by a chord which bears South 41 degrees 01'29" West 29.73 feet to the Easterlymost corner of said Lot 1 of Block "A" of said plat of Lakewood Unit No. 3 and the place of Ending of the parcel herein described; being an unplatted parcel lying in the East 1/2 of Section 12 and in the Northeast 1/4 of section 13 of Township 50 South, Range 25 East, Collier County, Florida; said parcel being bounded on the Northeasterly, Easterly, and Southeasterly boundaries thereof by the platted boundary of said Lakewood Unit No. 1 plat (Plat Book 12, pages 7, 8, and 9), and said parcel being bounded on the Southwesterly boundaries thereof by the platted boundary of said Lakewood Unit No. 3 plat (Plat Book 12, page 23); and said parcel being bounded on the Westerly and Northwestern boundaries thereof by the platted boundary of said Lakewood Unit No. 4 plat, (Plat Book 12, page 27).

(South Golf Course Area)

Description of part of the East 1/2 of Section 13, Township 50 South, Range 25 East, Collier County, Florida.

Commencing at the Northeast corner of Section 13, Township 50 South, range 25 East, Collier county, Florida; thence along the east line of said Section 13, South 0 degrees 42'28" East 643.41 feet; thence South 89 degrees 17'32" West 297.32 feet; thence North 48 degrees 11'33" West 118.14 feet, thence South 41 degrees 48'27" West 60.00 feet to a point on the southwesterly right-of-way line of Boca Ciega Drive as shown on the plat of Lakewood Unit No. 2 as recorded in Plat book 12, page 22, Collier county Public Records, Collier county, Florida, for the PLACE OF BEGINNING of the parcel herein described:

thence along the platted boundary of said Lakewood Unit No. 2 plat in the following described courses:

South 48 degrees 11'33" East 118.14 feet;

Southeasterly 82.71 feet along the arc of a circular curve concave to the Northeast, having a radius of 621.74 feet and subtended by a chord which bears South 52 degrees 00'12.5" East 82.65 feet,

Exhibit "A" continued

South 27 degrees 48'59" West 163.46 feet;
 South 3 degrees 49'20" East 285.03 feet;
 South 58 degrees 11'39" East 32.52 feet,
 South 79 degrees 12'06" East 90.09 feet;
 South 24 degrees 05'46" East 124.59 feet;
 South 1 degrees 03'00" West 281.28 feet;
 South 15 degrees 48'41" West 242.65 feet;
 South 41 degrees 46'44" West 132.99 feet;
 South 50 degrees 02'38" West 163.07 feet;
 South 4 degrees 03'45" West 233.49 feet;
 South 8 degrees 01'25" East 215.73 feet;
 South 47 degrees 13'10" East 192.25 feet,
 South 56 degrees 28'47" East 129.26 feet;
 South 3 degrees 38'54" East 594.89 feet;
 South 84 degrees 20'56" West 118.97 feet; and
 North 45 degrees 52'03" West 132.80 feet to a point on the Southeasterly line of Block "A" of the
 plat of Lakewood unit No 1 as recorded in Plat book 12, Pages 7, 8, and 9, Collier county Plat
 Records, Collier County, Florida;
 thence leave the platted boundary of said Lakewood Unit No. 2 plat and run along the platted
 boundary of said Lakewood Unit 1 plat in the following described courses:
 North 59 degrees 24'16" East 17.01 feet;
 North 23 degrees 00'00" West 540.00 feet;
 North 70 degrees 00'00" West 300.00 feet;
 South 55 degrees 00'00" West 251.04 feet;
 Northwesterly 15.61 feet along the arc of a circular curve concave to the Southwest, having a
 radius of 1153.87 feet and subtended by a chord which bears North 42 degree 41'51" West 15.61
 feet; thence leave the platted boundary of said Lakewood Unit No. 1 plat, North 46 degrees 25'02"
 East 22.00 feet;
 thence North 43 degrees 34'58" West 20.00 feet;
 thence South 46 degrees 25'02" West 22.00 feet;
 thence along the Northeasterly Right-of-Way of Lakewood Boulevard as shown on said Lakewood
 Unit No 1 plat, Northwesterly 73.17 feet along the arc of a circular curve concave to the
 Southwest, having a radius of 1153.87 feet and subtended by a chord which bears North 45
 degrees 53'45" West 73.15 feet;
 thence along the platted boundary of said Lakewood Unit No. 1 plat, North 47 degrees 42'44" West
 70.18 feet;
 Northerly 38.20 feet along the arc of a circular curve concave to the East, having a radius of 25 00
 feet and subtended by a chord which bears North 3 degrees 56'21" West 34.59 feet;
 Northeasterly 699.22 feet along the arc of a circular curve concave to the Northwest, having a
 radius of 1259.42 feet and subtended by a chord which bears North 23 degrees 55'43" East 690.27
 feet;
 South 89 degrees 38'35" East 126 76 feet;
 North 50 degrees 21'25" East 214 73 feet;
 North 0 degrees 21' 25" East 485.00 feet;
 North 40 degrees 38'35" West 225 24 feet;
 North 70 degrees 02'35" West 78.36 feet,
 Northeasterly 384 42 feet along the arc of a circular curve concave to the Southeast, having a
 radius of 1008 00 feet and subtended by a chord which bears North 30 degrees 52'56" East 382.09
 feet;
 North 41 degrees 48'27" East 246.46 feet; and
 Easterly 39 27 feet along the arc of a circular curve concave to the south, having a radius of 25.00
 feet and subtended by a chord which bears North 86 degrees 48'27" East 35.36 feet to the Place of
 Ending of the parcel herein described, being an unplatted parcel lying in the East 1/2 of Section 13,

Exhibit "A" continued

Township 50 South, Range 25 East, Collier County, Florida; said parcel being bounded on the Northeasterly, Easterly, and Southeasterly boundaries thereof by the platted boundary of said Lakewood Unit No. 2 plat, (P.B. 12, Page 22)), and said parcel being bounded on the southwesterly, Westerly, and Northwesterly boundaries thereof by the platted boundary of said Lakewood Unit No. 1 plat, (P.B 12, pp 7, 8, & 9).

More commonly known as 4235 Lakewood Boulevard, Naples, FL described in Warranty Deed recorded in Official Records Book 748, Page 518, Public Records of Collier County, Florida;

And

BEGINNING at the easterlymost corner of undivided Block "A" of Lakewood Unit No.1 according to the plat thereof as recorded in Plat Book 12, pages 7, 8 and 9; Collier County Public Records, Collier County, Florida; thence along the southeasterly line of said Block "A" South $59^{\circ} - 24' - 16''$ West 17.01 feet to the northerlymost corner of undivided Block "G" of Lakewood Unit No. 2 according to the plat thereof as recorded in Plat Book 12, page 22, Collier County Public Records; Thence along the northwesterly extension of the northeasterly line of said Block "G", and along the northeasterly line of Lakewood Condominium Unit 2 (Condominium Plat Book 9, pages 3,4 and 5), North $45^{\circ} - 52' - 03''$ West 12.07 feet;
Thence continuing along the northeasterly line of said Condominium, North $19^{\circ} - 24' - 09''$ West 343.77 feet to a point on the northeasterly line of said undivided Block "A"; thence along the northeasterly line of said undivided Block "A", South $23^{\circ} - 00' - 00''$ East 351.96 feet to the POINT OF BEGINNING; being a part of Block "A" of said Lakewood Unit No. 1, (Plat Book 12, pages 7, 8 and 9), Collier County, Florida; subject to easements and restrictions of record, all as described in Warranty Deed recorded in Official Records Book 963, Page 1139, Public Records of Collier County, Florida.