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~~Cape Cave Corporation~~
~~4445 Cape Haze Dr.~~
~~Cape Haze, Florida 33946~~

Property Appraiser's Parcel
I. D. # 968530598004 /8000

SPECIAL WARRANTY DEED

THIS DEED is made as of the 31st day of August, 1992, between CAPE CAVE CORPORATION, a Delaware corporation (the "Grantor"), whose address is 4445 Cape Haze Drive, Cape Haze, Florida 33946 and SUN QUEST HOMES, A Florida Corporation, the "Grantee", whose mailing address is Post Office Box 5191, Englewood, FL 34224 and whose taxpayer number is _____.

W I T N E S S E T H:

Grantor, in consideration of Ten and No/100 Dollars (\$10.00) Dollars and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain and sell, to Grantee, and Grantee's heirs, successors and assigns forever, the following property located in Charlotte County, Florida (the "Property"), to-wit:

Lot(s) 598, Block N/A, in ROTONDA WEST, BROADMOOR according to the plat thereof, recorded in Plat Book 8, Page(s) 18A through 18L, of the Public Records of Charlotte County, Florida.

SUBJECT TO:

1. Taxes and assessments for the current year and subsequent years.
 2. All laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority, including, but not limited to, all applicable building, zoning, land use and environmental ordinances and regulations.
 3. Easements, conditions, restrictions, matters, limitations and reservations of record, including, without limitation, the full and free right and liberty of passage, access, ingress and egress in favor of the Grantor, its employees, agents, contractors and subcontractors over, under, upon and above the described property which rights are herein reserved. The easement hereby reserved is for the purpose of enabling Grantor to maintain or construct certain improvements to the above-described property and Grantor covenants that the above-described property shall be used by it only for the purpose of maintaining or completing those improvements and improvements of a similar nature to adjacent properties.
- The easement hereby reserved shall automatically and immediately terminate at the earlier of (i) either Grantors completion of its improvement and maintenance obligations, or (ii) commencement of a structure by Grantee.
- The easement hereby reserved shall run with the land and shall be binding upon it and shall inure to the benefit of the parties hereto, their heirs, successors or assigns until terminated as provided for above.
4. Matters which would be disclosed by an accurate survey of the Property.

Recording \$ 10.50
Document Tax Pd \$ 56.00
Record Verified: CAROLINE MORG

Barbara T. Scott, Clerk of the Circuit Court - Charlotte County
File Number: **185822** OR BOOK **1234** PAGE **1411**
Recorded: 09-02-92 12:23 P.M.

10 HAVE AND TO HOLD unto Grantee and Grantee's heirs, successors and assigns in fee simple forever.

Grantor hereby specially warrants the title to the Property, subject to the foregoing matters, and will defend same against the lawful claims of all persons claiming by, through or under Grantor, but against no others.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

Signed, sealed and delivered in the presence of:

CAPE CAVE CORPORATION, a Delaware corporation

Kathleen M. Sheridan
Kathleen M. Sheridan

By: John P. Coleman
Name: John P. Coleman
Title: Vice President

Jody Walker
Jody Walker

Address: 4445 Cape Haze Drive
Cape Haze, Florida 33946

(Corporate Seal)



STATE OF FLORIDA)
COUNTY OF Charlotte)

The foregoing instrument was acknowledged before me this 31st day of August, 1992, by John P. Coleman, as Vice President of CAPE CAVE CORPORATION, a Delaware corporation, on behalf of said corporation.

My Commission Expires:

Ruth E. King
Notary Public, State of Florida

Name: Ruth E. King
Commission Number: CC101266

(Notarial Seal)



- Personally known to me, or
- Produced identification:
_____ (type of I.D. produced)
- DID take an oath, or
- DID NOT take an oath

This instrument was prepared by:
Ruth E. King
Cape Cave Corporation
4445 Cape Haze Drive
Cape Haze, Florida 33946

wo/rofr