

DOC. 2000  
REC. 10-5  
TOT. 2005

Return this document to:  
Cape Cave Corporation  
4445 Cape Haze Dr.  
Cape Haze, Florida 33946

Property Appraiser's Parcel  
I. D. # \_\_\_\_\_

**SPECIAL WARRANTY DEED**

THIS DEED is made as of the 25 day of Aug, 1999, between CAPE CAVE CORPORATION, a Delaware corporation (the "Grantor"), whose address is 4445 Cape Haze Drive, Cape Haze, Florida 33946 and Mark A. Minadeo and Carol A. Minadeo, Husband and Wife as Joint Tenants with Full Rights of Survivorship (the "Grantee"), whose address is 30200 Kristin Ct., Willoughby Hills, Ohio 44092 and whose taxpayer identification 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 557 & 558, Block N/A, in Pebble Beach, according to the plat thereof, recorded in Plat Book 8, Page 13-A to 13-L, Inclusive, 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 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 insure 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.

★ #23 Fans

Recording \$ 10.50  
Document Tax Pd \$ 245.00  
Record Verified: CAROLYN ATWELL, J.C.  
Barbara T. Scott, Clerk of the Circuit Court - Charlotte County  
File Number: 189630 OR BOOK 1238 PAGE 0884  
Recorded: 09-24-92 06:07 P.M.

TO 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  
Name: Kathleen M. Sheridan

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

Jody Walker  
Name: Jody Walker

Address: 4445 Cape Haze Drive  
Cape Haze, Florida 33946

(Corporate Seal)



STATE OF FLORIDA )  
COUNTY OF Charlotte )

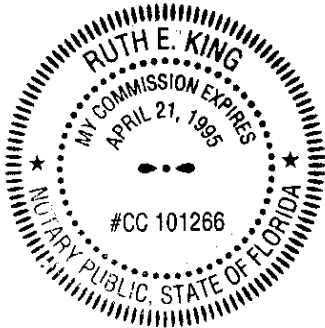
The foregoing instrument was acknowledged before me this 25 day of Aug, 1992, by John P. Coleman, as Vice President of CAPE CAVE CORPORATION, a Delaware corporation, on behalf of said corporation.

My Commission Expires:

Ruth E. King  
Notary Public, State of Florida

Name: Ruth E. King

(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:  
Bruce S. Bartron  
Cape Cave Corporation  
4445 Cape Haze Drive  
Cape Haze, Florida 33946

wo/rofr