

This instrument was prepared by
and to be returned to:
Mark W. Geschwendt, Esq.
Miromar Development Corporation
10801 Corkscrew Road, Suite 305
Estero, FL 33928
239-390-5100

File No.

Consideration 0

Parcel No. 23-46-25 L3 - 1000 1.0000

Above space reserved for Clerk's office

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 11th day of December, 2017, by
MIROMAR LAKES, LLC, a Florida limited liability company, whose mailing address is 10801
Corkscrew Road, Suite 305, Estero, Florida 33928, as Grantor, to **UNIVERSITY VILLAGE
SHOPS, LLC**, a Florida limited liability company, whose mailing address is 10801 Corkscrew
Road, Suite 305, Estero, Florida 33928, as Grantee;

The Grantor, in consideration for the amount of TEN and NO/100 (\$10.00) DOLLARS,
and other good and valuable consideration as set forth in this Special Warranty Deed, the
receipt of which is acknowledged, grants, bargains, sells, and conveys unto the Grantee and its
successors and assigns forever, all of that certain parcel of land situated in the County of Lee,
State of Florida, more particularly described as follows:

**Tract 1, identified on the University Village Plat recorded at Instrument
Number 2017000253716, Public Records of Lee County, Florida.**

PROPERTY TAKEN SUBJECT TO:

Taxes and assessments for the current and subsequent years.

Applicable comprehensive plans, or elements or portions of them, land development
regulations including zoning and subdivision ordinances, development orders, development
permits, and other regulations and conditions of all governmental agencies concerning the
Property.

Matters appearing in the area identified as Tract 1 on the University Village Plat.

Public utility easements of record and other easements of record which are located contiguous
to the Property.

Declaration of Covenants, Conditions and Restrictions for University Village Property Owners'
Association, Inc. recorded at instrument number 2017000253731, all of the Public Records of Lee
County, Florida.

FURTHER SUBJECT TO the covenants, easements, restrictions and other matters of
public record.

TOGETHER WITH all tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, remainder and easements belonging or in anywise appertaining to it.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor covenants to the Grantee that at the time of delivering this Special Warranty Deed it is lawfully seized of the premises, that it has good right and lawful authority to sell and convey it; and the Grantor fully warrants the title to the land, and will defend it against lawful claims of all persons whomsoever claiming by, through or under the Grantor but against no others.

The Grantor has executed this Special Warranty Deed as of the day and year first written above.

WITNESSES:

Hermine Meeks
Signature of Witness

HERMINE MEEKS
Print Name

[Signature]
Signature of Witness

LORRAINE Luck
Print Name

MIROMAR LAKES, LLC, a Florida limited liability company

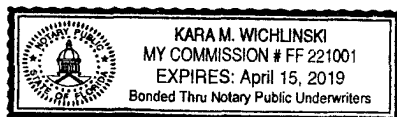
By: Miromar Development Corporation, a Florida corporation

Its: Member

By: [Signature]
Robert B. Roop, Executive Vice President

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 11th day of December, 2017 by **Robert B. Roop**, as Executive Vice President of Miromar Development Corporation, a Florida corporation, on behalf of the corporation as the sole Member of Miromar Lakes, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me.



(Seal)

[Signature]
Notary Public, State of Florida
Expiration Date: 4-15-19