

This Document Prepared Without Opinion of Title By:
Carlo F. Zampogna, Esquire
Zampogna Law Firm
1112 Goodlette Road North, Suite 204
Naples, Florida 34102
Telephone: (239) 261-0592

Parcel ID No: 74081480507 \$1,350,000.00
Deed Consideration: ~~\$1,500,000.00~~
Documentary Stamps Due on Transfer: \$10,500.00

Warranty Deed

THIS INDENTURE, made this 6th day of February 2018, between James Brian Biden, Sr. and Sara Jones Biden, husband and wife, whose post office address is: 27 Raynham Road, Marion Station, PA 19066, as GRANTOR*, and SC-Keewaydin, LLC, a Florida limited liability company, as GRANTEE*, whose post office address is: 1245 Tuna Court, Naples, Florida 34102.

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 Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO taxes for the year 2018 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.

TOGETHER WITH 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.

**The subject property is not the homestead of the Grantor.

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

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

Signed, sealed and delivered in the presence of

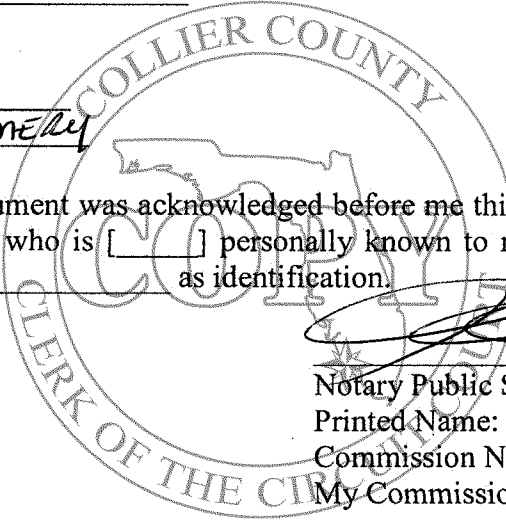
Suleika King
Witness #1
Suleika King
Print Name

[Signature]
James Brian Biden, Sr.

[Signature]
Witness #2
Vinny Infri
Print Name

STATE OF PA
COUNTY OF MONTGOMERY

The foregoing instrument was acknowledged before me this 6th day of February 2018 by James Brian Biden, Sr. who is [] personally known to me or who [] produced PA DL as identification.



[Signature]
Notary Public Signature
Printed Name: KIMBERLY A SHEEVERS
Commission No. : _____
My Commission Expires: 8/13/2021

(SEAL)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kimberly A. Sheevers, Notary Public
Lower Merion Twp., Montgomery County
My Commission Expires Aug. 13, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Signed, sealed and delivered
in the presence of:

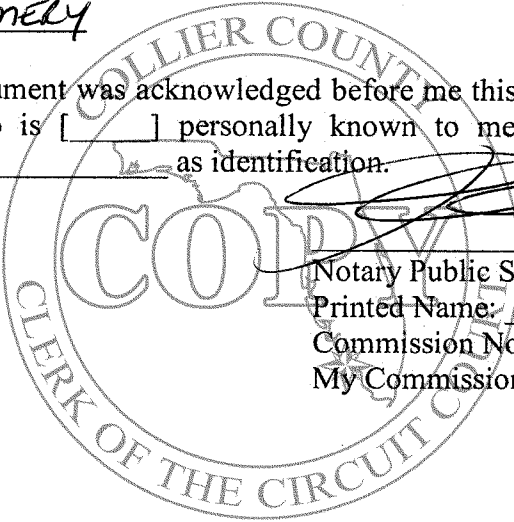
[Signature]
Witness #1
Suleika King
Print Name

[Signature]
Sara Jones Biden

[Signature]
Witness #2
Vinny Onfr
Print Name

STATE OF PA
COUNTY OF MONTGOMERY

The foregoing instrument was acknowledged before me this 6th day of February 2018
by Sara Jones Biden who is [] personally known to me or who [] produced
PA DL as identification.



[Signature]
Notary Public Signature
Printed Name: KIMBERLY A SHEEVERS
Commission No. : _____
My Commission Expires: 8/13/2021

(SEAL)

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EXHIBIT "A"
[Legal Description]

A tract of land accreted to Lot 9 of South Naples Shores, a subdivision recorded in Plat Book 3, Page 11 of the Public Records of Collier County, Florida, being bounded on the East by the mean high water line of Little Marco Pass, and on the West by the Mean High Water line of the Gulf of Mexico, being more particularly described as follows:

Commencing at a concrete monument marking United States Engineering Department Station "Little 1937"; thence N08°59'28"W 176.80 feet to a concrete monument on the North line of Lot 7 of said subdivision; thence S00°18'20"W 1300.00 feet to the North line of the South 250.00 feet of the North 1050 feet of said Lot 9; thence N89°41'40"W along said line 136.42 feet to the Florida Department of Natural Resources and Collier County Coastal Construction Control Line recorded in Coastal Construction Control Line Book 1, Page 13 of said public records; thence along said line S24°58'26"E 965.40 feet; thence S29°30'16"E 915.76 feet; thence S32°44'07"E 870.00 feet to the Point of Beginning; thence leaving said Coastal Construction Control line S62°16'32"W 239.64 feet to the mean high water line of the Gulf of Mexico; thence along said mean high water line S17°21'27"E 12.19 feet; thence S21°50'28"E 71.25 feet; thence S21°20'23"E 73.26 feet; thence S20°17'39"E 68.92 feet; thence S23°43'29"E 49.49 feet; thence leaving said mean high water line N59°21'20"E 417.15 feet; thence S43°31'53"E 79.65 feet; thence S55°02'23"E 136.38 feet; thence N55°19'46"E 155.97 feet; thence N51°39'01"E 81.14 feet to the mean high water line of Little Marco Pass; thence along said mean high water line N41°37'03"W 29.07 feet; thence N43°08'17"W 53.51 feet; thence N40°40'21"W 67.83 feet; thence N39°28'57"W 61.28 feet; thence N40°51'33"W 63.02 feet; thence N40°14'08"W 55.02 feet; thence N37°27'51"W 54.76 feet; thence N35°47'55"W 41.69 feet; thence leaving said mean high water line S62°15'34"W 375.56 feet to the Point of Beginning.