

This Instrument Prepared by and after recording return to:

John L. Farquhar, Esq.  
Ruden, McClosky, Smith,  
Schuster & Russell, P.A.  
5150 North Tamiami Trail, Suite 502  
Naples, Florida 34103

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

**QUIT-CLAIM DEED**

THIS QUIT-CLAIM DEED, made this 1ST day of DECEMBER, 2005, by **PARKLANDS DEVELOPMENT LIMITED PARTNERSHIP**, a Delaware limited partnership, and **PALMIRA GOLF AND COUNTRY CLUB MASTER HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, hereinafter called First Party, whose post office address is 3185 Horseshoe Drive South, Naples, Florida 34104, to **VILLA D'ESTE HOMEOWNER'S ASSOCIATION, INC.**, a Florida not-for-profit corporation, hereinafter called Second Party, whose post office address is 28341 South Tamiami Trail, Suite 4, Bonita Springs, Florida 34134.

(Wherever used herein, the terms "First Party" and "Second Party" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the said First Party, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations, in hand paid by the said Second Party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Second Party forever, all the right, title, interest, claim and demand and makes no warranties or representations as to its interest which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Lee, State of Florida, to wit:

**See Exhibits "A" and "B" attached hereto and incorporated herein by reference.**

**Subject to covenants, conditions, restrictions, reservations, limitations and easements of record, if any, which are not reimposed hereby, and taxes and assessments for the current and subsequent years.**

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anyways appertaining and all the estate, right, title, interest, lien, equity



Signed, sealed and delivered  
in the presence of:

PALMIRA GOLF AND COUNTRY CLUB  
MASTER HOMEOWNERS ASSOCIATION,  
INC., a Florida corporation

[Signature]  
 Witness #1  
PATRICIA VAUREK  
 Printed Name of Witness #1

[Signature]  
 Witness #2  
KATHY MILLER  
 Printed Name of Witness #2

By: [Signature]  
 JAMES M. REINDERS, President

Attest: [Signature]  
 KEN BLOOM, Secretary

(CORPORATE SEAL)

STATE OF FLORIDA                     )  
   ) SS:  
 COUNTY OF COLLIER                    )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by JAMES M. REINDERS, as President and KEN BLOOM, as Secretary, of PALMIRA GOLF AND COUNTRY CLUB MASTER HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, who are personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 15<sup>th</sup> day of DECEMBER, 2005.

[Signature]  
 Notary Public

KATHY MILLER  
 Typed, printed or stamped name of Notary Public

My Commission Expires:

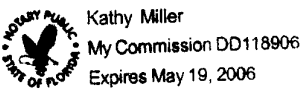


EXHIBIT     " A "    

**BBLs**  
**SURVEYORS & MAPPERS INC.**  
1502-A RAILHEAD BLVD.  
NAPLES, FLORIDA 34110  
TELEPHONE: 239-597-1315  
FAX: (239 597-5207

**LEGAL DESCRIPTION**  
**MAINTENANCE AREA**

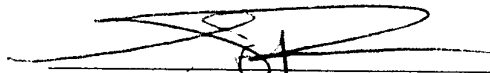
A PORTION OF TRACT A, PALMIRA GOLF AND COUNTRY CLUB,  
ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 68 AT  
PAGES 59 THROUGH 67 OF THE PUBLIC RECORDS OF LEE COUNTY,  
FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWESTERLY CORNER OF LOT 67, BLOCK 2 OF  
SAID PALMIRA GOLF AND COUNTRY CLUB; THENCE S.72°07'36"W., A  
DISTANCE OF 44.28 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL  
OF LAND HEREIN DESCRIBED; THE SAME BEING A POINT ON A CURVE TO  
THE RIGHT, HAVING: A RADIUS OF 21.75 FEET, A CENTRAL ANGLE OF  
180°00'00", A CHORD BEARING OF S.00°00'00"W., AND A CHORD LENGTH OF  
43.50 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF  
68.33 FEET; THENCE CONTINUE ALONG SAID CURVE TO THE RIGHT,  
HAVING; A RADIUS OF 21.75 FEET, A CENTRAL ANGLE OF 180°00'00", A  
CHORD BEARING OF N.00°00'00"E., AND A CHORD LENGTH OF 43.50 FEET;  
THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 68.33 FEET  
TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS 0.03 ACRES, MORE OR LESS.

BEARINGS SHOWN HEREON REFER TO PALMIRA GOLF AND COUNTRY  
CLUB, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 68  
AT PAGES 59 THROUGH 67 OF THE PUBLIC RECORDS OF LEE COUNTY,  
FLORIDA.

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESTRICTIONS AND  
RESERVATIONS OF RECORD.



01/27/04

STEPHEN E. BERRY, STATE OF FLORIDA, (L.S. #5296)  
BBLs SURVEYORS & MAPPERS INC., (L.B. #6753)

Z:\LEGAL\AID DESCRIPTIONS\0026\MAINTENANCE EASEMENT 1 27 04\CUL DE SAC\MAINT EASE.LWP  
PROOFED MAC SEB  
REVISED TITLE 02/18/04

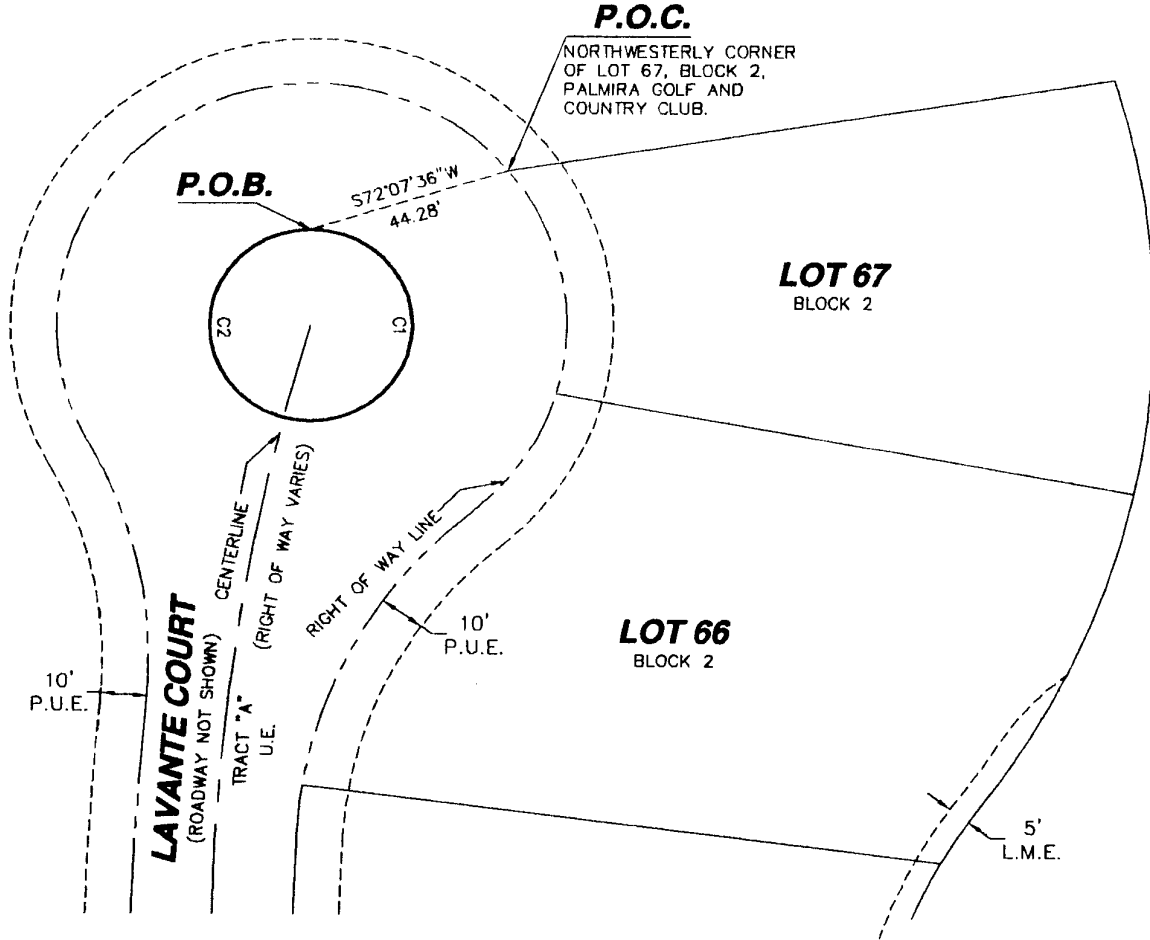
(SEE ATTACHED-CUL DE SAC LEGAL.DWG)

**LEGEND**

P.O.C. POINT OF COMMENCEMENT  
 P.O.B. POINT OF BEGINNING  
 U.E. UTILITY EASEMENT  
 P.U.E. PUBLIC UTILITY EASEMENT  
 BRG. BEARING



NOTE: THIS EXHIBIT MAY  
 HAVE BEEN REDUCED  
 OR ENLARGED.



**NOTES:**

1.) BEARINGS SHOWN HEREON REFER TO PALMIRA GOLF AND COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 68 AT PAGES 59 THROUGH 67 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

2.) THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

3.) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

CURVE 1

RADIUS=21.75  
 DELTA=180°00'00"  
 ARC=68.33  
 CHORD=43.50  
 CHORD BRG.=S00°00'00"W

CURVE 2

RADIUS=21.75  
 DELTA=180°00'00"  
 ARC=68.33  
 CHORD=43.50  
 CHORD BRG.=N00°00'00"E

**THIS IS NOT A SURVEY**

**SHEET 2 OF 2**

REVISED BEARING QUADRANTS & TITLE 02/18/04

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**

**MAINTENANCE AREA  
 A PORTION OF TRACT "A",  
 PALMIRA GOLF AND COUNTRY CLUB,  
 PLAT BOOK 68, PAGES 59 THROUGH 67, LEE COUNTY, FLORIDA**

**BBL'S SURVEYORS & MAPPERS INC.**

**1502-A RAIL HEAD BLVD.  
 NAPLES, FLORIDA 34110 (239)697-1318**

DATE 07/27/04  
 FIELD BOOK SEE FILE  
 DRAWN BY: MAC  
 APPROVED: SEB  
 TITLE  
 SCALE 1" = 40'

Z:\PROJECTS\2000\0030 Particulars\part\REVISED PLAT PER BRM 3.22 01\CL DE SAC LEGAL.dwg 07/29/2004 10:13:28 AM EST

**EXHIBIT**     " B "    

**BBLs**  
**SURVEYORS & MAPPERS INC.**  
1502-A RAILHEAD BLVD.  
NAPLES, FLORIDA 34110  
TELEPHONE: 239-597-1315  
FAX: (239 597-5207

**LEGAL DESCRIPTION**  
**MAINTENANCE AREA**

A PORTION OF TRACT A, PALMIRA GOLF AND COUNTRY CLUB,  
ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 68 AT  
PAGES 59 THROUGH 67 OF THE PUBLIC RECORDS OF LEE COUNTY,  
FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWESTERLY CORNER OF LOT 36, BLOCK 2 OF  
SAID PALMIRA GOLF AND COUNTRY CLUB; THENCE N.29°51'20"E., A  
DISTANCE OF 25.69 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL  
OF LAND HEREIN DESCRIBED; THE SAME BEING A POINT ON A CURVE TO  
THE RIGHT, HAVING: A RADIUS OF 3.67 FEET, A CENTRAL ANGLE OF  
147°17'45", A CHORD BEARING OF N.38°25'23"E., AND A CHORD LENGTH OF  
7.04 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF  
9.43 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE  
RIGHT, HAVING: A RADIUS OF 1,230.17 FEET, A CENTRAL ANGLE OF  
03°56'24", A CHORD BEARING OF S.65°57'32"E., AND A CHORD LENGTH OF  
84.58 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF  
84.59 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE TO  
THE RIGHT, HAVING: A RADIUS OF 3.67 FEET, A CENTRAL ANGLE OF  
147°17'45", A CHORD BEARING OF S.09°39'32"W., AND A CHORD LENGTH OF  
7.04 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF  
9.43 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE  
RIGHT, HAVING: A RADIUS OF 86.17 FEET, A CENTRAL ANGLE OF 61°28'06",  
A CHORD BEARING OF N.65°57'32"W., AND A CHORD LENGTH OF 88.07  
FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 92.45  
FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS 0.03 ACRES, MORE OR LESS.

BEARINGS SHOWN HEREON REFER TO PALMIRA GOLF AND COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 68 AT PAGES 59 THROUGH 67 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.



01/27/04

STEPHEN E. BERRY, STATE OF FLORIDA, (L.S. #5296)

BBL SURVEYORS & MAPPERS INC., (L.B. #6753)

Z\LEGAL AID DESCRIPTIONS\0026\MAINTENANCE EASEMENT 1 27 04\MAINT EASE.LWP

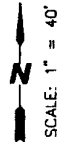
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REVISED TITLE 02/18/04

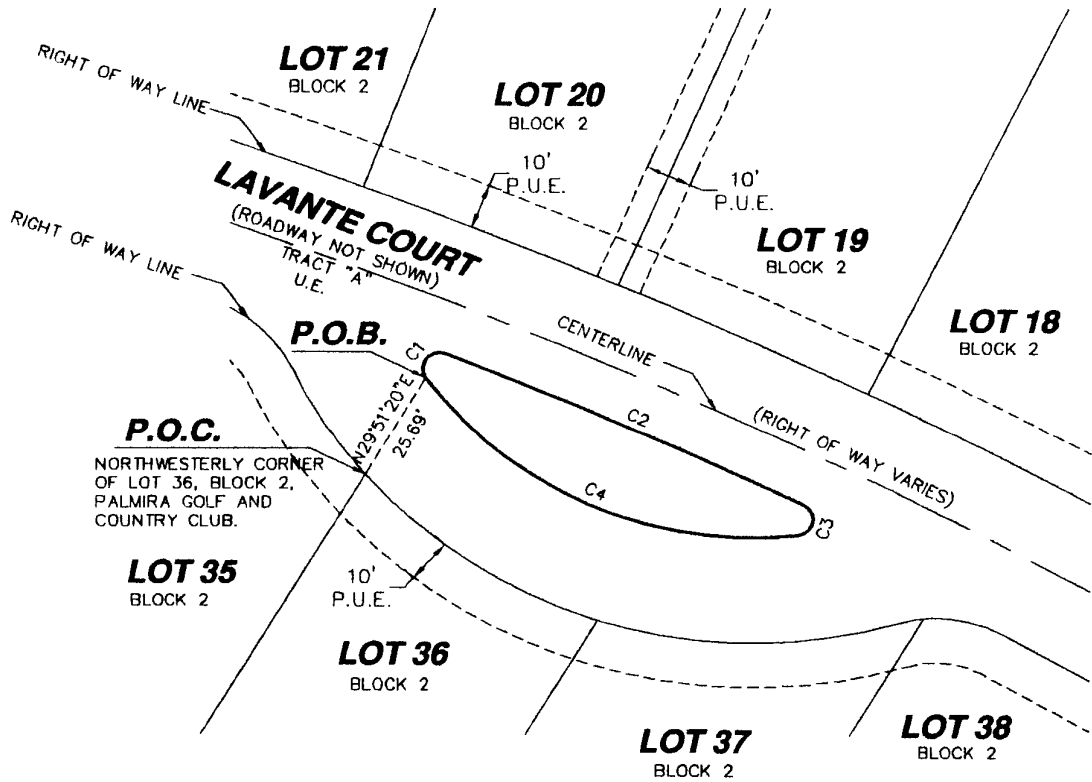
(SEE ATTACHED-BOC LEGAL.DWG)

**LEGEND**

P.O.C. POINT OF COMMENCEMENT  
 P.O.B. POINT OF BEGINNING  
 U.E. UTILITY EASEMENT  
 P.U.E. PUBLIC UTILITY EASEMENT  
 BRG. BEARING



NOTE: THIS EXHIBIT MAY HAVE BEEN REDUCED OR ENLARGED.



**P.O.C.**  
 NORTHWESTERLY CORNER OF LOT 36, BLOCK 2, PALMIRA GOLF AND COUNTRY CLUB.

<p><u>CURVE_1</u>                  RADIUS=3.67                  DELTA=147°17'45"                  ARC=9.43                  CHORD=7.04                  CHORD BRG.=N38°25'23"E</p>	<p><u>CURVE_3</u>                  RADIUS=3.67                  DELTA=147°17'45"                  ARC=9.43                  CHORD=7.04                  CHORD BRG.=S09°39'32"W</p>
<p><u>CURVE_2</u>                  RADIUS=1230.17                  DELTA=3°56'24"                  ARC=84.59                  CHORD=84.58                  CHORD BRG.=S65°57'32"E</p>	<p><u>CURVE_4</u>                  RADIUS=86.17                  DELTA=61°28'06"                  ARC=92.45                  CHORD=88.07                  CHORD BRG.=N65°57'32"W</p>

**NOTES:**

- 1.) BEARINGS SHOWN HEREON REFER TO PALMIRA GOLF AND COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 68 AT PAGES 59 THROUGH 67 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
- 2.) THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.
- 3.) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

REVISED TITLE 02/18/04

**THIS IS NOT A SURVEY**

**SHEET 3 OF 3**

DATE 07/27/04 FIELD BOOK DRAWN BY: MAC APPROVED: SEB TITLE SCALE 1" = 40'	<p><b>SKETCH TO ACCOMPANY LEGAL DESCRIPTION</b></p> <p><b>MAINTENANCE AREA                  A PORTION OF TRACT "A",                  PALMIRA GOLF AND COUNTRY CLUB,                  PLAT BOOK 68, PAGES 59 THROUGH 67, LEE COUNTY, FLORIDA</b></p>	<p><b>BBL SURVEYORS &amp; MAPPERS INC.</b></p> <p><b>1502-A RAIL HEAD BLVD.</b></p> <p><b>NAPLES, FLORIDA 34110 (239)597-1315</b></p>
	<p><b>SKETCH TO ACCOMPANY LEGAL DESCRIPTION</b></p>	

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