

Linda Doggett, Lee County Clerk of Circuit Court

INSTR. # 2020000128797, Doc Type D, Pages 5, Recorded 6/8/2020 at 7:52 AM, Deputy Clerk CDOUGLAS ERECORD

Rec Fees: \$44.00 Deed Doc: \$28,002.80

Record and Return To:  
First American Title  
9102 Southpark Center Loop  
Suite # 130  
Orlando, FL 32819



Prepared by  
Allison Spivey, an employee of  
**First American Title Insurance Company**  
9102 Southpark Center Loop, Ste 130  
Orlando, Florida 32819  
(321)558-1700

Return to: Grantee

File No.: 2236-2641235  
Consideration: \$4,000,308.49

### **WARRANTY DEED**

This indenture made on **May 29, 2020** A.D., by

**WJH LLC, dba WJHFL, LLC, a Delaware limited liability company**

whose address is: **3091 Governors Lake Drive Suite 300 Norcross, GA 30071**  
hereinafter called the "grantor", to

**CF KL Assets 2019-1, LLC, a Delaware limited liability company**

whose address is: **1345 Avenue of the Americas, 46 Floor New York, NY 10105**  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Lee County, Florida**, to-wit:

**See Exhibit "A" attached hereto**

Parcel Identification Number: **See Exhibit "A" attached hereto**

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**To Have and to Hold**, the same in fee simple forever.

**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; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2019.

**In Witness Whereof**, the said Grantor has caused this instrument to be executed in its name, the day and year first above written.

WJH LLC, dba WJHFL, LLC, a Delaware limited liability company

By: \_\_\_\_\_

Name: Todd Fitzgerald  
Title: President

Signed, sealed and delivered in our presence:

Georgia O'Brien

Witness Signature Georgia O'Brien

Print Name: \_\_\_\_\_

Dorinda D. Waddell

Witness Signature

Print Name: \_\_\_\_\_

Dorinda D. Waddell

State of **Florida**

County of Hillsborough

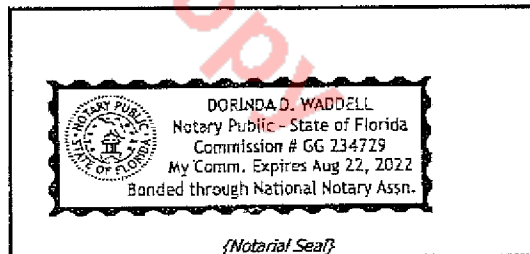
**THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED** before me by means of  physical presence or  online notarization, on **May 29, 2020**, by **Todd Fitzgerald, as President, on behalf of WJH LLC, dba WJHFL, LLC, a Delaware limited liability company**, existing under the laws of the State of **Delaware**, who is/are personally known to me or who has/have produced a valid driver's license as identification.

[Signature]

Notary Public

(Printed Name)

My Commission expires: \_\_\_\_\_



**Exhibit "A"**

**Parcel 1:**

**Lot 14, Block 52, LEHIGH ACRES, UNIT 13, according to the Plat thereof as recorded in Plat Book 20, Page(s) 16, of the public Records of Lee County.**

**Parcel 2:**

**Lot 9, Block 359, of ROYAL HIGHLANDS, UNIT NO. 5, according to the Plat thereof, as recorded in Plat Book 12, Pages 45 through 59, of the Public Records of Hernando County, Florida.**

**Parcel 3:**

**Lots 65 and 66, Block 2952, CAPE CORAL, UNIT 42, according to the Plat thereof as recorded in Plat Book 17, Page(s) 32-44, of the Public Records of Lee County, Florida.**

**Parcel 4:**

**Lots 22 and 23, Block 2766, CAPE CORAL, UNIT 40, according to the Plat thereof as recorded in Plat Book 17, Page(s) 81-97, of the Public Records of Lee County, Florida.**

**Parcel 5:**

**Lots 37, 38 and 39, Block 5616, CAPE CORAL, UNIT 84, according to the Plat thereof as recorded in Plat Book 24, Page(s) 30-48, of the Public Records of Lee County, Florida.**

**Parcel 6:**

**Lot(s) 35 and 36, Block 5591, CAPE CORAL UNIT 84, according to the Map or Plat thereof, as recorded in Plat Book 24, Page(s) 30 through 48, inclusive, of the Public Records of Lee County, Florida.**

**Parcel 7:**

**Lots 27 and 28, Block 5815, CAPE CORAL UNIT 88, according to the Map or Plat thereof, as recorded in Plat Book 24, Pages 127 through 143, of the Public Records of Lee County, Florida.**

**Parcel 8:**

**Lot 4, Block 59, Unit 11, Section 3, Township 44 South, Range 26 East, LEHIGH ACRES, according to the Plat thereof as recorded in Plat Book 26, Page(s) 14, of the Public Records of Lee County, Florida.**

**Parcel 9:**

**Lot 18, Block 108, Unit 11, Section 2, Township 44 South, Range 26 East, LEHIGH ACRES, according to the Plat thereof as recorded in Plat Book 15, Page(s) 59, of the Public Records of Lee County, Florida.**

**Parcel 10:**

**Lot 15, Block 66, LEHIGH ACRES, Unit 8, Section 35, Township 44 South, Range 26 East, according to the Map or Plat thereof, as recorded in Plat Book 15, Page(s) 91, of the Public**

**Records of Lee County, Florida.**

**Parcel 11:**

**Lot 12, Block 81, Unit 9, Section 3, Township 45 South, Range 26 East, LEHIGH ACRES, according to the Plat thereof as recorded in Plat Book 15, Page(s) 95, of the Public Records of Lee County, Florida.**

**Parcel 12:**

**East 1/2 of Lot 1, Block 21, Unit 4, Section 13, Township 44 South, Range 27 East, LEHIGH ACRES, according to the Plat thereof as recorded in Plat Book 15, Page(s) 15, of the Public Records of Lee County, Florida.**

**Parcel 13:**

**Lot 6, Block 93, Unit 10, Section 36, Township 44 South, Range 26 East, LEHIGH ACRES, according to the Map or Plat thereof, as recorded in Plat Book 15, Page 92, of the Public Records of Lee County, Florida.**

**Parcel 14:**

**Lot 13, Block 100, Unit 16, Section 15, Township 45 South, Range 27 East, LEHIGH ACRES, according to the Plat thereof as recorded in Plat Book 18, Page(s) 52, of the Public Records of Lee County, Florida.**

**Parcel 15:**

**Lot 3, Block 66, Unit 15, TWIN LAKE ESTATES, Section 3, Township 45 South, Range 27 East, Lehigh Acres, according to the Map or Plat thereof, as recorded in Plat Book 15, Page 221, of the Public records of Lee County, Florida.**

**Parcel 16:**

**Lot 21, Block 59, Unit 11, Section 14, Township 45 South, Range 27 East, LEHIGH ACRES, according to the Plat thereof as recorded in Plat Book 15, Page(s) 143, of the Public Records of Lee County, Florida.**

**Parcel 17:**

**LOT 27, BLOCK 45, ROYAL PALMS - SECTION 32 PALM COAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE(S) 54 THROUGH 66, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.**

**Parcel 18:**

**Lot 8, Block 1647, PORT CHARLOTTE SUBDIVISION, SECTION TWELVE, according to the Plat thereof as recorded in Plat Book 5, Page(s) 1-A through 1-D, of the Public Records of Charlotte County, Florida.**

**Parcel 19:**

**Lot 9, Block 585, PORT CHARLOTTE SUBDIVISION SECTION-FORTY-ONE, according to the plat thereof, as recorded in Plat Book 5, Page(s) 51A through 51K, of the Public Records of Charlotte County, Florida.**

**Parcel 20:**

**Lot 30, Block 237, PORT CHARLOTTE SUBDIVISION SECTION EIGHT, according to the Plat thereof, recorded in Plat Book 4, Page(s) 16-A through 16-Z7, inclusive, of the Public Records of Charlotte County, Florida.**

**Parcel 21:**

**Lot 11, Block 324, PORT CHARLOTTE SUBDIVISION SECTION TWENTY-ONE, according to the Map or Plat thereof, as recorded in Plat Book 5, Pages 12-A through 12-G, of the Public Records of Charlotte County, Florida.**

**Parcel 22:**

**Lot 22, Block 1676, PORT CHARLOTTE SUBDIVISION SECTION TWENTY-ONE, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 12A through 12G, of the Public Records of Charlotte County, Florida.**

**Parcel 23:**

**Lot 13, Block 722, PORT CHARLOTTE SUBDIVISION, SECTION TWENTY-THREE, according to the Plat thereof as recorded in Plat Book 5, Page(s) 14-A through 14-E, of the Public Records of Charlotte County, Florida.**

**Parcel 24:**

**Lot 13, Block 106, PORT CHARLOTTE SUBDIVISION SECTION TEN, a subdivision according to the plat thereof as recorded in Plat Book 4, Pages 20A through 20N, inclusive, of the Public Records of Charlotte County, Florida.**

**Parcel 25:**

**Lot 10, Block 119, PORT CHARLOTTE SUBDIVISION SECTION TEN, according to the Map or Plat thereof, as recorded in Plat Book 4, Page(s) 20, of the Public Records of Charlotte County, Florida.**

**Parcel 26:**

**Lot 8, Block 216 of ROYAL HIGHLANDS, UNIT NO. 4, as per plat thereof recorded in Plat Book 12, Page 33, Public Records of Hernando County, Florida.**

**Parcel 27:**

**Lot 27, Block 137, of ROYAL HIGHLANDS, UNIT NO. 9, as per Plat thereof recorded in Plat Book 12, Pages 16 through 28, Public Records of Hernando County, Florida.**