

EXHIBIT "C"

Prepared by and return to:  
Charles Mann  
PAVESE LAW FIRM  
1833 Hendry Street  
Fort Myers, FL 33901  
239-334-2195

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**Special Warranty Deed**

**This Special Warranty Deed** made this 15<sup>th</sup> day of May, 2017 between **Alagold Communities, Ltd., L.L.P.**, a Florida limited liability partnership whose mailing address is **9751 West Terry Street, Bonita Springs, FL 34135**, grantor, and **Bonita Fairways Community Association, Inc.**, a Florida not for profit corporation whose mailing address is **8910 Terrene Court, #200, Bonita Springs, FL 34135**, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum TEN AND NO/100 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 **Lee County, Florida**, to-wit:

Tract A, Carousel Cove, according to the Plat thereof, recorded in Plat Book 60, Page 13, Public Records of Lee County, Florida.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

**And** the grantor retains a perpetual, non-exclusive access easement for golf course-related maintenance and an ingress and egress easement for vehicular and pedestrian traffic over the Entrance Parcel for the benefit of grantor, its successors in interest, its employees, invitees, customers and guests provided that the easement rights reserved to grantor in the Declaration or by the grantee in this Special Warranty Deed shall be subject to the right of the grantee to operate the entrance gate in the grantee's reasonable discretion. 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 claiming by, through or under grantors, but against none other.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

[Remainder of page intentionally left blank]

Signed, sealed and delivered in our presence:

[Signature]  
Print Name: JOSE ACERO

Print Name: Jelisa Rosado  
JELISSA ROSADO

of Florida  
County of Lee

Alagold Communities, Ltd., L.L.P.  
a Florida limited liability partnership

[Signature]  
Print Name: KATHERINE LUCHEREAU  
Title: PRESIDENT State

The foregoing instrument was acknowledged before me this 1<sup>ST</sup> day of May, 2017  
by Katherine E. Luchereau Presd. of Alagold Communities, Ltd., L.L.P.,  
a Florida limited liability partnership, on behalf of the partnership. He/she  is personally known to  
me or  has produced a driver's license as identification.

[Notary Seal]

Notary Public: [Signature]  
Printed Name: Maytee Garrison  
My Commission Expires: 9/14/20

