

PREPARED BY AND RETURN TO:

Derin Parks, Esquire

GRIMES GOEBEL GRIMES

HAWKINS GLADFELTER & GALVANO, P.L.

1023 Manatee Ave. West

Bradenton, Florida 34205

Parcel I.D.

Grantee T.I.N.

Record \$

D/S \$

**THIS INSTRUMENT HAS BEEN PREPARED WITHOUT
BENEFIT OF TITLE SEARCH OR INSURANCE**

FEE SIMPLE DEED

THIS FEE SIMPLE DEED, is made this 28 day of **December, 2007**, by and between **W.C. Riviera Partners, L.C., a Florida limited liability company**, (hereinafter the "GRANTOR") whose principal address is 1707 US Highway 301 North, Palmetto, Florida 34221, and **Riviera Dunes Master Association, Inc., a Florida corporation not-for-profit**, (hereinafter the "GRANTEE") whose principal address is 1409 1st Avenue East, Bradenton, Florida 34208;

(Wherever used herein the terms "Grantor" and "Grantee" shall include all the parties to this instrument and heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH

That the Grantor, in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS and other good and valuable consideration paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, released and conveyed to the Grantee, its successors and assigns forever, the following described real property located in Manatee County, Florida, to-wit ("Property"):

**SEE EXHIBIT "A" ATTACHED HERETO
TOGETHER WITH EXHIBIT "B" ATTACHED HERETO**

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

This conveyance is subject to taxes for the year 2008 which are not yet due and payable, zoning restrictions and prohibitions and other regulations imposed by governmental authorities, easements, reservations and restrictions of record, including, but not limited to, the Master Declaration of Covenants, Conditions, Restrictions and Easements for Riviera Dunes recorded in Official Records Book 1616, Page 4557 of the Public Records of Manatee County, Florida, as amended (collectively the "Declaration").

Grantor is the original Declarant under the Declaration. This conveyance constitutes a bulk transfer to Grantee of all remaining common property owned by the Declarant that is subject to the Declaration. Additionally, except as set forth below, the Grantor hereby assigns, transfers, grants and conveys to the Grantee all rights, powers, duties, responsibilities and obligations of the Declarant under the Declaration, as well as the Declaration of Easements for Riviera Dunes recorded in Official Records Book 1677, Page 1381 of the Public Records of Manatee County, Florida, as amended (the "Declaration of Easements") and pursuant to the Bylaws and the Articles of Incorporation of Riviera Dunes Master Association, Inc. (respectively, the "Bylaws" and the "Articles"):

1. The rights, powers, duties, responsibilities and obligations of the Declarant that are set forth in the following sections of the Declaration shall not be conveyed to the Grantee and are hereby terminated:
 - a. §2.02(a), §2.03, §4.01(c), §4.01(d), §4.02(f), §4.07(d), §4.07(e), §4.07(f), §5.05(a), §5.05(b), §7.01(b), §7.01(e), §8.05, §10.02, §10.03, §11.01, §11.02, §15.09, §15.11, §16.08, and §16.09;
2. The rights, powers, duties, responsibilities and obligations of the Declarant set forth in section 9 of the Declaration of Easements shall not be conveyed to the Grantee and are hereby terminated.
3. The rights, powers, duties, responsibilities and obligations of the Declarant that are set forth in §9.02 of the Declaration are reserved by the Grantor until such time as all docks and boat slips have been assigned to a lot. Once all docks and boat slips have been assigned to a lot, the rights, powers, duties, responsibilities and obligations of the Declarant set forth in §9.02 of the Declaration shall immediately and automatically transfer to the Grantee.

Grantee, by acceptance of this conveyance, hereby expressly accepts all of the Grantor's rights, powers, duties, responsibilities and obligations under the Declaration and the Declaration of Easements assigned, transferred, granted and conveyed herein and further agrees to be bound by and to comply with all of the covenants, terms, conditions and provisions set forth and contained in the Declaration, the Declaration of Easements, Bylaws and Articles.

Because this conveyance is for the purpose of transferring unencumbered common property from a developer to a property owners association for which no consideration is given as money, assumed debt or intangible interest, it is a gift on which only minimum documentary stamp tax is due.

To have and to hold, the same in fee simple forever.

The benefits and obligations hereunder shall inure to and be binding upon the successors and assigns of the respective parties hereto, and the Grantor hereby covenants with the 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, and 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 the Grantor, but against none other.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument as of the day and year first above written.

Remainder of page intentionally blank. Signatures and notary acknowledgements on following page.

Signed, sealed and delivered in the presence
of:

Print name: Janet H. Dwyer

Print name: MAJORIE L. COLE

W.C. Riviera Partners, L.C., a Florida
limited liability company, by its manager,
Riviera Dunes Resorts Management
Company, a Florida corporation

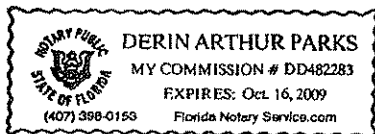
By: Linda J. Svenson

Linda J. Svenson
Its President

Address: 1301 10th St. East, Suite E
Palmetto, FL 34221

STATE OF FLORIDA :
COUNTY OF MANATEE :

The foregoing instrument was acknowledged before me this 28 day of December, 2007, by
Linda J. Svenson, as President of Riviera Dunes Resorts, Inc., a Florida corporation, Manager of W.C.
Riviera Partners, L.C. a Florida limited liability company, on behalf of the company, [☒] who is
personally known to me or [☐] has produced for identification _____.



Notary Public Derin Parks

Printed Signature of Notary

My Commission Expires: _____

EXHIBIT "A"

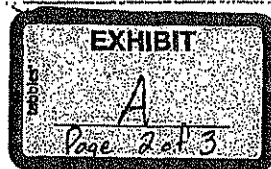
See Attached.



DESCRIPTION: (ACCESS AND UTILITY EASEMENT)

A PARCEL OF LAND LYING AND BEING IN SECTIONS 13 AND 24, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA. SAID PARCEL CONTAINING A PORTION OF THAT CERTAIN HABEN/US41 ACCESS AND UTILITY EASEMENT RECORDED IN O.R. BOOK 1677, PAGE 1381 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. ALL BEING FURTHER DESCRIBED AS FOLLOWS:

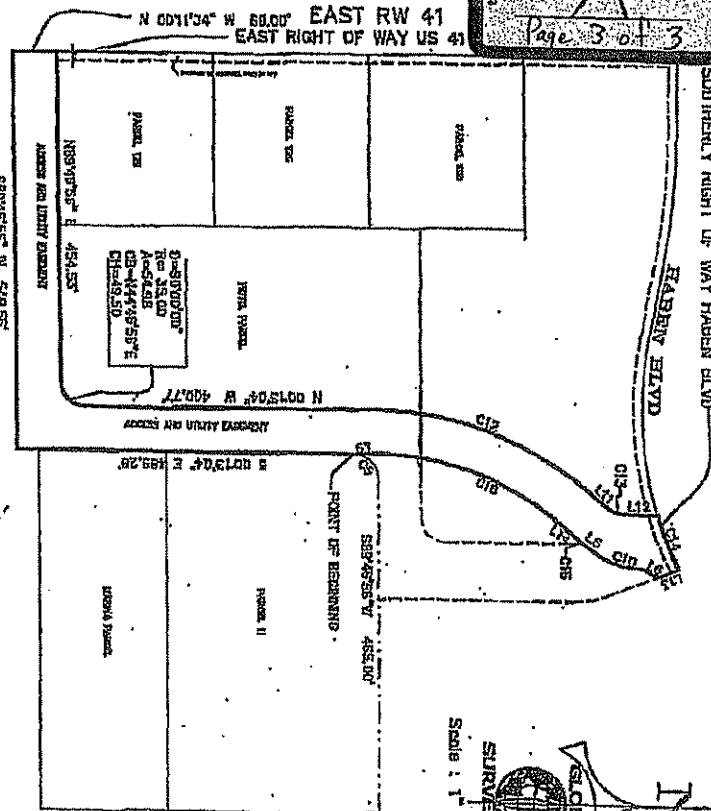
COMMENCE AT THE SOUTHWEST CORNER OF TRACT "H" OF THE PLAT OF THE NORTHSORE AT RIVIERA DUNES PHASE 1-A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 19, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND RUN SOUTH FOR A DISTANCE OF 98.69 FEET; THENCE S.26°33'54"E. FOR A DISTANCE OF 30.66 FEET TO THE START OF A TANGENT CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 44.00 FEET, A CENTRAL ANGLE OF 26°33'54", A CHORD OF 20.22 FEET WHICH BEARS S.13°16'57"E, FOR A DISTANCE OF 20.40 FEET; THENCE SOUTH FOR A DISTANCE OF 232.00 FEET TO THE START OF A TANGENT CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 166.00 FEET, A CENTRAL ANGLE OF 90°01'28". A CHORD OF 234.81 FEET WHICH BEARS S.45°00'44"W., FOR A DISTANCE OF 260.82 FEET; THENCE N.89°58'32"W., FOR A DISTANCE OF 549.45 FEET; THENCE N.00°13'04"W., FOR A DISTANCE OF 15.53 FEET; THENCE S.89°46'56"W., FOR A DISTANCE OF 465.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S.44°46'56"W AND A CHORD DISTANCE OF 49.50 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 54.98 FEET FOR A POINT OF BEGINNING; THENCE S.00°13'04"E., A DISTANCE OF 465.28 FEET; THENCE S.89°46'56"W., A DISTANCE OF 549.56 FEET; THENCE N.00°11'34"W., A DISTANCE OF 60.00 FEET; THENCE N.89°46'56"E., A DISTANCE OF 454.53 FEET TO A POINT OF CURVATURE, CONCAVE NORTHWEST, HAVING A RADIUS OF 35.00 FEET, AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 54.98 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS N.44°46'56"E., A DISTANCE OF 49.50 FEET; THENCE N.00°13'04"W., A DISTANCE OF 400.77 FEET TO A POINT OF CURVATURE OF A NON-TANGENTIAL CURVE, CONCAVE EAST, OF WHICH THE RADIUS POINT LIES N.89°34'46"E., A RADIAL DISTANCE OF 462.93 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°41'47", A DISTANCE OF 328.81 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS N.19°55'40"E., A DISTANCE OF 321.94 FEET; THENCE N.40°16'01"E., A DISTANCE OF 29.82 FEET TO A POINT OF CURVATURE, CONCAVE WEST, HAVING A RADIUS OF 39.25 FEET, AND A CENTRAL ANGLE OF 40°28'45"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 27.73 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS N.20°01'39"E., A DISTANCE OF 27.16 FEET; THENCE N.00°12'44"W., A DISTANCE OF 43.71 FEET INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF HABEN BOULEVARD, SAID POINT ALSO BEING A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE; THROUGH A CENTRAL ANGLE OF 09°10'38", A DISTANCE OF 80.09 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS N.68°24'55"E A DISTANCE OF 80.00 FEET; THENCE S.21°35'05"E., A DISTANCE OF 30.09 FEET; THENCE S.27°33'57"W., A DISTANCE OF 23.70 FEET TO A POINT ON CURVE TO THE RIGHT HAVING A RADIUS OF 110.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°26'39" A DISTANCE OF 68.05 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS S.17°30'36"W A DISTANCE OF 66.97 FEET; THENCE S.35°13'55"W. A DISTANCE OF 22.81 FEET TO A POINT OF CURVATURE OF A NON-TANGENTIAL CURVE, CONCAVE NORTHWEST, OF WHICH THE RADIUS POINT LIES N.54°46'05"W., A RADIAL DISTANCE OF 98.25 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°02'38", A DISTANCE OF 8.65 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS S.37°45'14"W., A DISTANCE OF 8.65 FEET; THENCE S.40°16'01"W., A DISTANCE OF 28.66 FEET TO A POINT OF CURVATURE OF A NON-TANGENTIAL CURVE, CONCAVE EAST, OF WHICH THE RADIUS POINT LIES S.49°43'27"E., A RADIAL DISTANCE OF 402.93 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°41'47", A DISTANCE OF



286.20 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS S.19°55'40"W., A DISTANCE OF 280.22 FEET; THENCE S.00°13'04"E., A DISTANCE OF 30.70 FEET TO THE POINT OF BEGINNING.

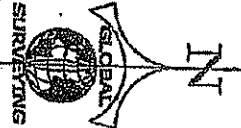
CONTAINING 2.01 ACRES, MORE OR LESS.
SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.

SKETCH OF DESCRIPTION ONLY - NOT A BOUNDARY SURVEY



POINT OF COMMENCEMENT
SOUTHWEST CORNER OF TRACT 14
THE NORTHEAST AT RIVERA DRIVE
PHASE 1A, P.L. 20, P.1019

Scale: 1" = 200 FT



LINE	LENGTH	BEARING
L1	24.36	N87°05'57"E
L2	24.36	N87°05'57"E
L3	30.79	S07°33'02"E
L4	29.82	N07°10'10"E
L5	43.71	N07°24'41"E
L6	30.89	S89°55'05"E
L7	28.65	S40°19'01"W

CURVE TABLE

CURVE	DATA	LENGTH	RAIUS	CHORD	BEARING	CHORD
C1	81.00	81.00	35.00	34.45	S44°53'17"W	49.50
C2	35.24	35.24	14.00	13.92	N77°05'57"E	20.47
C3	49.17	49.17	20.00	19.85	N89°55'05"E	29.16
C4	47.85	47.85	19.00	18.82	N07°10'10"E	27.16
C5	43.71	43.71	18.00	17.88	N07°24'41"E	25.00
C6	30.89	30.89	12.00	11.95	S89°55'05"E	17.50
C7	28.65	28.65	11.00	11.00	S40°19'01"W	16.25

GLOBAL SURVEYING OF BRADENTON, L.L.C.
CERTIFICATE OF AUTHORIZATION LB 0007827

BRADENTON

8004 STATE ROAD 84
P.O. BOX 202028 BRADENTON, FLORIDA 34204
(813) 766-1812 (813) 767-2450 FAX



Scale: 1" = 200

Drawn by: TP

FB/PG: NONE

DATE: 10/28/04

JOB:

TONYL PURSLEY PSM 4461

EXHIBIT "B"

See Attached.

Nov. 27. 2007 10:10AM

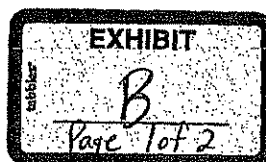
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PAGE 1 OF 2
LEGAL DESCRIPTION

A PARCEL OF LAND LYING AND BEING IN SECTIONS 13 AND 24, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

BEGIN AT THE SOUTHWEST CORNER OF TRACT "H" NORTHSORE AT RIVIERA DUNES PHASE 1-A, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGE 19 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE SOUTH, A DISTANCE OF 98.69 FEET; THENCE S.26°33'54"E., A DISTANCE OF 30.66 FEET TO A POINT OF CURVATURE OF A NON-TANGENTIAL CURVE, CONCAVE WEST, OF WHICH THE RADIUS POINT LIES S.63°26'08"W., A RADIAL DISTANCE OF 44.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°33'52", A DISTANCE OF 20.40 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS S.13°16'56"E., A DISTANCE OF 20.22 FEET; THENCE SOUTH, A DISTANCE OF 232.00 FEET TO A POINT OF CURVATURE OF A NON-TANGENTIAL CURVE, CONCAVE NORTHWEST, OF WHICH THE RADIUS POINT LIES N.89°59'36"W., A RADIAL DISTANCE OF 166.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°01'24", A DISTANCE OF 260.82 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS S.45°00'46"W., A DISTANCE OF 234.81 FEET; THENCE N.89°58'32"W., A DISTANCE OF 549.40 FEET; THENCE S.00°13'04"E., A DISTANCE OF 209.31 FEET TO A POINT OF CURVATURE OF A NON-TANGENTIAL CURVE, CONCAVE SOUTHEAST, OF WHICH THE RADIUS POINT LIES N.89°46'56"E., A RADIAL DISTANCE OF 125.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93°31'03", A DISTANCE OF 204.02 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS N.46°32'27"E., A DISTANCE OF 182.12 FEET; THENCE S.86°42'01"E., A DISTANCE OF 673.13 FEET; THENCE S.00°22'41"W., A DISTANCE OF 668.02 FEET; THENCE N.89°46'13"W., A DISTANCE OF 777.54 FEET; THENCE S.03°39'59"E., A DISTANCE OF 388.99 FEET; THENCE S.26°37'45"W., A DISTANCE OF 354.70 FEET TO THE INTERSECTION WITH THE MEAN HIGH WATER LINE AS DELINEATED ON APPROVED MEAN HIGH WATER LINE SURVEY (F.D.E.P. FILE NUMBER 0271) DATED OCTOBER 23RD, 1981; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING FIVE (5) COURSES; S.17°36'37"E., A DISTANCE OF 162.14 FEET; THENCE N.74°34'42"E., A DISTANCE OF 32.36 FEET; THENCE N.08°24'04"W., A DISTANCE OF 74.34 FEET; THENCE N.44°36'41"E., A DISTANCE OF 64.25 FEET; THENCE S.82°42'58"E., A DISTANCE OF 3.54 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF ISLANDS AT RIVIERA DUNES, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 39, PAGE 111, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE WESTERLY, NORTHERLY AND EASTERLY LINES OF SAID ISLANDS AT RIVIERA DUNES THE FOLLOWING SIX (6) COURSES; N.00°13'04"W., A DISTANCE OF 61.23 FEET; THENCE N.26°37'45"E., A DISTANCE OF 369.31 FEET; THENCE N.78°53'33"E., A DISTANCE OF 595.03 FEET; THENCE N.74°10'33"E., A DISTANCE OF 561.90 FEET; THENCE N.78°36'58"E., A DISTANCE OF 504.77 FEET; THENCE S.19°32'18"E., A DISTANCE OF 339.36 FEET TO THE INTERSECTION WITH SAID APPROVED MEAN HIGH WATER LINE; THENCE ALONG SAID APPROVED MEAN HIGH WATER LINE THE FOLLOWING TWO (2) COURSES; N.72°10'50"E., A DISTANCE OF 193.75 FEET; THENCE N.78°54'27"E., A DISTANCE OF 56.95 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF PENINSULA AT RIVIERA DUNES, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 36, PAGE 143 OF SAID PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TWO (2) COURSES; N.19°32'18"W., A DISTANCE OF 421.72 FEET; THENCE N.00°04'33"E., A DISTANCE OF 935.65 FEET TO THE SOUTHWESTERLY CORNER OF TRACT G, OF SAID NORTHSORE AT RIVIERA DUNES PHASE 1-A SUBDIVISION; THENCE CONTINUE N.00°04'33"E., ALONG THE WEST LINE OF SAID TRACT G, A DISTANCE OF 220.68 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID TRACT H, NORTHSORE AT RIVIERA DUNES PHASE 1-A SUBDIVISION; THENCE N.89°58'32"W., ALONG SAID SOUTH LINE OF TRACT H, A DISTANCE OF 1,308.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,163,737 SQUARE FEET OR 49.67 ACRES, MORE OR LESS.
SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.



Nov. 27. 2007 10:10AM

No. 6326 P. 3

