

Prepared by and Return To:

Mark S. Weinberg, Esquire  
GRAY ROBINSON, P.A.  
1221 Brickell Avenue – Suite 1600  
Miami, Florida 33131

Parcel ID Numbers: See Attached Exhibit A-1  
Grantee's EIN #: \_\_\_\_\_

Doc# 1927973 04/09/2013 11:38AM  
Filed & Recorded in Official Records of  
MONROE COUNTY AMY HEAVILIN

04/09/2013 11:38AM  
DEED DOC STAMP CL: DS \$6,230.00

Doc# 1927973  
Bk# 2622 Pg# 996

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made this 21<sup>st</sup> day of March, 2013 between **SPECIAL ACQUISITIONS III, INC., a Florida corporation** (the "**Grantor**"), whose mailing address is 6435 Naples Blvd., Naples, FL 34109, and **SUMMERLAND PALMS INVESTORS, LLC, a Florida limited liability company** (the "**Grantee**"), whose mailing address is 1010 Kennedy Dr., Suite 302, Key West, FL 33040.

**WITNESSETH**

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, its successors and assigns the following property (the "**Property**") lying and being in MONROE COUNTY, Florida, and more particularly described as follows:

SEE **EXHIBIT "A"** ATTACHED HERETO AND MADE A PART HEREOF.

Subject, however, to: (i) taxes and assessments for the current year and subsequent years; (ii) covenants, restrictions and public utility easements of record (iii) existing zoning and governmental regulations; and (iv) all matters that an accurate survey of the Property would reveal.

TOGETHER with all the tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property.

TO HAVE AND TO HOLD the same in fee simple forever.

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized signatory on the day and year first above written.

**GRANTOR:**

**SPECIAL ACQUISITIONS III, INC., a Florida corporation**

Signed, sealed and delivered in the presence of these witnesses:

By: *Michael Rinaldi*  
Name: Michael Rinaldi  
Title: Vice President

Witness: *Marie Wyglendowski*  
Print Name: MARIE WYGLENDOWSKI

[Seal]

Witness: *Maria Garcia*  
Print Name: Maria Garcia

STATE OF FLORIDA                    )  
  ) ss.:  
COUNTY OF COLLIER                )

The foregoing instrument was acknowledged before me this 21 day of March, 2013 by Michael Rinaldi as Vice President of SPECIAL ACQUISITIONS III, INC., a Florida corporation on behalf of the corporation. He is ☐ personally known to me OR ☐ Produced as identification.

*Maria Garcia*  
Print or Stamp Name: \_\_\_\_\_  
Notary Public, State of Florida at Large  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



**EXHIBIT "A"**  
**Legal Description of the Property**

Lots 54 and 55, SUMMERLAND YACHT HARBOR, SUMMERLAND KEY, FL, as recorded in Plat Book 2, Page 142, of the Public Records of Monroe County, Florida.

LESS AND EXCEPT:

A portion of Lot 54, SUMMERLAND YACHT HARBOR, SUMMERLAND KEY, FL, as recorded in Plat Book 2, Page 142, of the Public Records of Monroe County, Florida and better described as follows:

Beginning at the intersection of the Southwesterly Right-of-Way line of Center Street and the Southwesterly Right-of-Way line of Horace Street; thence South 00°01'34" East along said Southwesterly Right-of-Way line of Horace Street for 100.20 feet; thence North 86°23'13" West along the Northerly Right-of-Way line of U.S. Highway No. 1 for 49.86 feet; thence North 06°42'37" East for 40.06 feet; thence North 86°23'13" West for 31.16 feet; thence North 03°36'47" East for 5.00 feet; thence North 83°47'50" West for 23.29 feet; thence North 01°05'31" East for 7.75 feet; thence South 88°53'40" East for 27.50 feet; thence North 40°27'32" East for 25.00 feet; thence North 03°36'47" East for 25.00 feet; thence South 86°23'13" East along the Southerly Right-of-Way line of Center Street for 53.64 feet back to the POINT OF BEGINNING.

AND LESS AND EXCEPT:

Unit 13, SUMMERLAND PALMS CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 2356, Page 1, of the Public Records of Monroe County, Florida; together with the undivided 1/22nd interest in the common areas appertaining thereto.

NOW KNOWN AS:

Condominium Units 1 to 12, inclusive and Condominium Units 14 to 22, inclusive, of SUMMERLAND PALMS CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 2356, Page 1, of the Public Records of Monroe County, Florida.

**EXHIBIT "A-1"**

**Folio Numbers Assigned to the Property**

**FOLIO NO.:**

9091408 – Unit 1  
9091409 – Unit 2  
9091410 - Unit 3  
9091411 - Unit 4  
9091412 - Unit 5  
9091413 - Unit 6  
9091414 - Unit 7  
9091415 - Unit 8  
9091416 - Unit 9  
9091417 – Unit 10  
9091418 - Unit 11  
9091419 - Unit 12  
9091421 - Unit 14  
9091423 - Unit 15  
9091424 - Unit 16  
9091425 - Unit 17  
9091426 - Unit 18  
9091427 - Unit 19  
9091428 - Unit 20  
9091429 - Unit 21  
9091430 - Unit 22

all of SUMMERLAND PALMS CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 2356, Page 1, of the Public Records of Monroe County, Florida.