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Palm Beach County, Florida  
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Sharon R. Bock, CLERK & COMPTROLLER  
Pgs 0940 - 944; (5pgs)

This instrument prepared by  
and when recorded return to:

Robert W. Vale, Esq.  
Shotts & Boyen, LLP  
1500 Miami Center  
201 South Biscayne Boulevard  
Miami, Florida 33131

Folio Nos.: ~~06-43-47-16-04-000-0180~~ and  
~~06-43-47-16-01-000-0300~~

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED (the "Deed"), made this 13<sup>th</sup> day of July, 2011, by **BL Asset Holding Florida III, LLC**, a Florida limited liability company, whose address is 5295 Town Center Road, Boca Raton, Florida 33486 (the "Grantor"), to **NATURAL LANDS, LLC**, a Florida limited liability company, whose address is 40295 Biscayne Blvd #300 (the "Grantee").  
Miami, FL 33137

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by the Grantee, the receipt whereof is hereby acknowledged, grants, bargains, sells and conveys to Grantee the land situate, lying and being in Palm Beach County, Florida, to wit (the "Property"):

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

To have and to hold the same together with all the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use and benefit of the Grantee.

Grantee's use and enjoyment of the Property shall be upon and subject to the matters listed on Exhibit "B" attached hereto and incorporated herein by this reference (collectively, the "Permitted Exceptions"); provided, however, that this reference shall not be deemed to reimpose any of the Permitted Exceptions.

Grantor does hereby covenant with Grantee that, except as to the Permitted Exceptions, at the time of delivery of this deed, the Property was free from all encumbrances made by Grantor and that Grantor will warrant and defend the Property against the lawful claims and demands of all persons claiming by, through or under Grantor, but no others.

IN WITNESS WHEREOF, the Grantor has executed this Deed on the day and year first above written.

Signed, sealed and delivered  
in the presence of:

BL ASSET HOLDING FLORIDA III, LLC,  
a Florida limited liability company

*Dmitriy Gutkin*

By: *[Signature]*

Witness No: 1  
Printed Name: Dmitriy Gutkin

Name: Richard Schwam  
Title: Authorized Representative

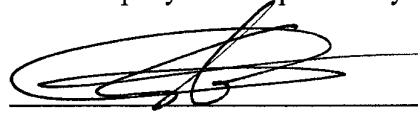
*Christopher Gull*

Witness No: 2  
Printed Name: Christopher GULL

*certified copy*

STATE OF NEW YORK )  
 ) SS  
COUNTY OF New York )

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of July, 2011, by Richard Schwam as Authorized Representative of BL ASSET HOLDING FLORIDA III, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me and did not take an oath.

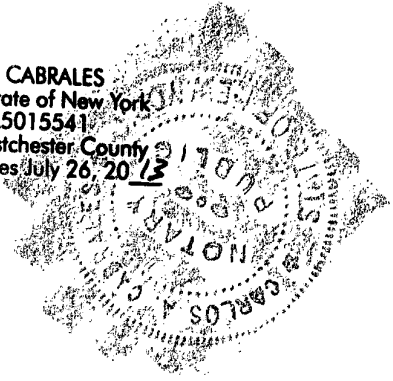


\_\_\_\_\_  
Notary Public, State of New York

My Commission Expires:

7/26/2013

CARLOS A. CABRALES  
Notary Public, State of New York  
No. 02CA5015541  
Qualified in Westchester County  
Commission Expires July 26, 2013



**Exhibit "A"**

**Legal Description**

A portion of Lots 24 and 25 of REDLHAMMER SUBDIVISION, a subdivision in the City of Boca Raton, Florida, according to the plat thereof, as recorded in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida in Plat Book 20, Page 37, being more particularly described as follows:

Beginning at the point of intersection of the north line of the south 75.00 feet of Lot 24, and the westerly right-of-way line of state road A-1-A, thence westerly a distance of 134.19 feet; thence southerly at right angles to said north line of the south 75.00 feet of Lot 24, a distance of 87.50 feet; thence easterly parallel to said north line of the south 75.00 feet of Lot 24, a distance of 120.00 feet; to a point of intersection with the west right-of-way of state road A-1-A; thence along said west right-of-way line, a distance of 72.64 feet to a point of curve; thence along said west right-of-way line and along a circular curve to the west, having a radius of 11,409.20 feet and a central angle of  $09^{\circ}04'49''$  and an arc distance of 15.98 feet to the point of beginning.

Together with that portion of the south 75.00 feet of Lot 24 and the north 12.50 feet of Lot 25, lying 10.00 feet westerly, adjacent and parallel to the above described 87.50 foot portion of said REDLHAMMER SUBDIVISION

Together with that portion of the south 75.00 feet of Lot 24A and the north 12.50 feet of Lot 25A of REDLHAMMER SUBDIVISION, lying between the easterly right-of-way line of state road A-1-A and approximate mean high water line of the Atlantic Ocean subject to an easement over the north 12.50 feet of Lot 25A, for access to the ocean beach residents along property of Lake Wyman Road.

Said lands situate in Boca Raton, Palm Beach County, Florida.

Folio #s 06-43-47-16-04-000-0180 and 06-43-47-16-01-000-0300

Exhibit "B"

**Permitted Exceptions**

1. Taxes for the year 2011 and subsequent years, which are not yet due and payable.
2. Comprehensive land use plans, zoning, restrictions, prohibitions and other requirements imposed by governmental authority.
3. Restrictions and matters appearing on the Plat of Redhammer Subdivision or otherwise common to the subdivision.

This is not a certified copy