

This instrument prepared by
And record and return to:
Arnstein & Lehr LLP
Carol Capri Kalliche, Attorney at Law
200 East Las Olas Boulevard
Suite 1000
Fort Lauderdale, Florida 33301

Parcel Control Number: 06-43-47-16-04-000-0180

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 18th day of September 2015, by **NATURAL LANDS, LLC**, a Florida limited liability company, whose address is 2915 S Biscayne Blvd, Suite 300, Miami, Florida 33137 (the "Grantor") to **Diamond Development Partners XVIII, LLC**, a Delaware limited liability company, whose mailing address is 515 North Flagler Drive, Sixth Floor, West Palm Beach, Florida 33401-4323 (the "Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration to the Grantor in hand paid by said Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold to the Grantee, and Grantee's successors and assigns forever, the following described land (the "**Property**"), situate, lying and being in the County of Hillsborough, State of Florida, to-wit:

See **EXHIBIT "A"** attached hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining; but

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.

AND the Grantor hereby covenants with Grantee that it is lawfully seized of the Property, together with any appurtenances; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor will warrant and defend the Property hereby conveyed against the lawful claims and demands of all persons claiming by, through, or under Grantor but against none other.

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

WITNESSES:

~~THIS IS A NOTARIZED COPY~~
[Signature]
Printed Name: Kerh M Polakoff

[Signature]
Printed Name: Louise M Myers

NATURAL LANDS, LLC, a Florida
limited liability company

By: [Signature]
Gavriel Naim, Manager

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 18th day of September, 2015, by Gavriel Naim as Manager of NATURAL LANDS, LLC. He {check appropriate box} is personally known to me or [] has produced his driver's license as identification.

My commission expires:

[Signature]
Notary Public, State of Florida
Louise M Myers
Printed Name of Notary Public



Exhibit "A"

Legal Description

A portion of Lots 24 and 25 of REDLHAMMER SUBDIVISION, a subdivision of 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 appoint 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 00°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.

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

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Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2015 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