

SPECIAL WARRANTY DEED

Prepared By and Return to:

Drake D. Mertes, Esq.
Dowd, Dowd & Mertes, Ltd.
701 Lee Street #790
Des Plaines, IL 60016

Property Tax Folio No.: 56-43-42-28-19-000-0170

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 25th day of April, 2018, between **RMS PROPERTIES III, L.L.C.**, an Illinois limited liability company, whose address is 1111 N. Plaza Drive, Suite 200, Schaumburg, Illinois 60173, hereinafter referred to as "**Grantor**", and **RMS PROPERTIES X, L.L.C.**, an Illinois limited liability company, whose address is 1111 N. Plaza Drive, Suite 200, Schaumburg, Illinois 60173, hereinafter referred to as the "**Grantee**".

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all right, title and interest which Grantor has in and to that certain parcel of land lying and being in the County of Palm Beach, State of Florida, as more particularly described in the Exhibit "A" annexed hereto and by this reference made a part hereof.

TOGETHER WITH all the right, title and interest of Grantor, if any, in and to the improvements, tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining and together with all rights and easements of record.

SUBJECT TO all matters listed in Exhibit "B" annexed hereto and by this reference made a part hereof, without intending to reimpose same.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

And the Grantor does specially warrant the title to said land subject to the matters referred to above and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the day and year first above written.

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

William M. Karney
Print Name: WILLIAM M. KARNEY

Casely Colozza
Print Name: CASELY COLAZZA

RMS PROPERTIES III, L.L.C., an Illinois limited liability company

By: RMS PROPERTIES, INC., an Illinois corporation, doing business in Florida as RMS Properties of Illinois, Inc. its Manager

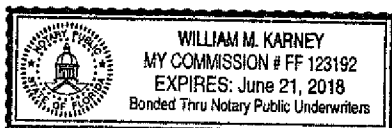
Roshan Shoffet
By: _____
Name: Roshan Shoffet, President

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 25th day of April 2018, by Roshan Shoffet, as President of RMS Properties, Inc., an Illinois corporation, Manager, on behalf of the entity. He personally appeared before me and is personally known to me.

[NOTARIAL SEAL]

Notary: *William M. Karney*
Print Name: _____



**EXHIBIT A
LEGAL DESCRIPTION**

Lots 1 through 6, inclusive, RIVIERA SHOPPING CENTER ADDITION, according to the Plat thereof, as recorded in Plat Book 27, Page 203, of the Public Records of Palm Beach County, Florida, said lands situate, lying and being in Palm Beach County, Florida.

And

Lot 17, Replat of Lots 1,2 and 17, Miramar Park, according to the Plat thereof, as recorded in Plat Book 24, Page 181, of the Public Records of Palm Beach County, Florida, said lands situate, lying and being in Palm Beach County, Florida.

This is not a certified copy

**EXHIBIT B
EXCEPTIONS**

Any lien of all taxes for the year 2018 and thereafter, which not yet due and payable.

The Plat of the Replat of Lots 1, 2 and 17 of MIRAMAR PARK, as recorded in Plat Book 24, Page 181, dedicated to the perpetual use of the Public the Court, Street and Easements as shown on the Plat; however, the easement running along the south five (5') feet of Lot 17 was revoked by the Revocation of Dedication of Easement recorded in Official Records Book 599, Page 683, book of the Public Records of Palm Beach County, Florida.

3. Easement regarding Aerial Electric Utility Easement in favor of Florida Power and Light Company as set forth in instrument recorded in Official Records Book 498, Page 303, Public Records of Palm Beach County, Florida; said easement being five (5') feet in width and running over and across the south five (5) feet of Lot 17.
4. Easement regarding Water Lines in favor of City of Riviera Beach, Florida, set forth in instrument recorded in Official Records Book 1590, Page 43, of the Public records of Palm Beach County, Florida; said Easement being five (5') feet in width and running over and across the North five (5') feet of Lots 1, 2, 3, and the West 110.97 feet of Lot 4 of the Plat of Riviera Shopping Center Addition recorded in Plat Book 27, Page 203.
5. Easement in favor of Florida Power & Light Company contained in Official Records Book 1619, Page 594, of the Public Records of Palm Beach County, Florida; said Easement being five (5') feet in width and running over and across the North five (5') feet of Lots 1 through 6 of Plat of Riviera Shopping Center Addition recorded in Plat Book 27, Page 203.
6. Restrictions, covenants and conditions as set forth in that Agreement entered into with M.J. Anderson, Inc. recorded in Official Records Book 4597, Page 731, of the Public Records of Palm Beach County, Florida.
7. Terms and conditions of lease from United Growth Properties, L.P., a Delaware limited partnership to Family Dollar Stores of Sebring, Fla., Inc., a Florida corporation dated November 15, 1991 a memorandum of said lease being recorded in Official Records Book 7127, Page 962 and re-recorded in Official Records Book 7170, Page 1218, both of the Public Records of Palm Beach County, Florida.
8. Mortgage from PARKWAY BANK & TRUST COMPANY, given to it by RMS PROPERTIES III, L.L.C., an Illinois limited liability company, dated May 9, 2005, and recorded May 17, 2005, in Official Records Book 18598, Page 1996, of the Public Records of Palm Beach County, Florida, modified on July 12, 2013 in Modification Agreement recorded July 30, 2013, in Official Records Book 26217, Page 0669, of the Public Records of Palm Beach County, Florida, having an outstanding principal balance in the amount of \$4,991,237.66.
9. Assignment of Rents from PARKWAY BANK & TRUST COMPANY, given to it by RMS PROPERTIES III, L.L.C., an Illinois limited liability company, dated May 9, 2005, and recorded May 17, 2005, in Official Records Book 18598, Page 2005, of the Public Records of Palm Beach County, Florida.

10. Zoning and other regulatory laws and ordinances affecting the Property.

11. Matters which would be disclosed by an accurate survey.

This is not a certified copy