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THIS INSTRUMENT PREPARED
BY AND RETURN TO:

KEVIN D. COWAN, ESQ.
Shutts & Bowen LLP
201 South Biscayne Boulevard
1500 Miami Center
Miami, Florida 33131

Receipt #: 000000524303-01
Doc Stamp-Deed : 196000.00
Karen E. Rushing, Sarasota Co.
By: *[Signature]* D.C.

Folio Nos. 80113.0000/4 (Manatee County)
2016-04-0003 (Sarasota County)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of the 19 day of September, 1997, by SHANNON LONGBOAT ASSOCIATES, LIMITED PARTNERSHIP, a Florida limited partnership ("Shannon Longboat"), LONGBOAT ASSOCIATES, a Connecticut general partnership ("Longboat"), and SHANNON LIDO KEY ASSOCIATES, LIMITED PARTNERSHIP, a Florida limited partnership ("Lido") (Shannon Longboat, Longboat and Lido are collectively referred to herein as the "Grantor"), whose address is c/o Shannon Hotel Group, Inc, 444 Gulf of Mexico Drive, Longboat Key, Florida 34228, Attn: W. Shane Eagan, to and for the benefit of SARASOTA PRIME HOTELS, LTD., a Florida limited partnership, whose address is c/o ERE Yarmouth, 3424 Peachtree Road, N.E., Suite 800, Atlanta, Georgia 30326, Attn: Mr. Thomas R. Engel (the "Grantee"). The Grantee's Tax I.D. number is 58-2330536.

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 the Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, conveyed, and sold, and does hereby grant, bargain, convey and sell, unto the Grantee, its successors and assigns, that certain land lying, situated and being in Manatee County, Florida, more particularly described on Exhibit "A-1" attached hereto and by this reference incorporated herein; together with all easements, tenements and hereditaments, belonging to such land; and together with all buildings, improvements and structures, and all fixtures, equipment and appurtenances therein and thereto affixed or attached or used in connection therewith (collectively, the "Longboat Property"), and that certain land lying, situated and being in Sarasota County, Florida, more particularly described on Exhibit "A-2" attached hereto and by this reference incorporated herein; together with all easements, tenements and hereditaments, belonging to such land; and together with all buildings, improvements and structures, and all fixtures, equipment and appurtenances therein and thereto affixed or attached or used in connection therewith (collectively, the "Lido Property").

To have and to hold the same, and all the estate, right, title, interest, lien, and equity whatsoever of the Grantor with respect to the same, either in law or in equity, to the proper use and benefit of the Grantee forever in fee simple.

Dennis
Record

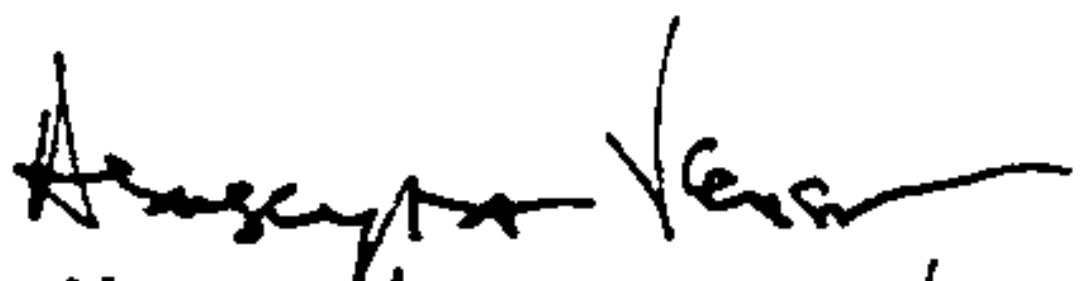
This conveyance is subject to those matters listed in Exhibit "B-1" and Exhibit "B-2", attached hereto and by this reference incorporated herein, as to the Longboat Property and the Lido Property, respectively.


Subject to the matters listed in Exhibit "B-1", Longboat and Shannon Longboat do hereby covenant with Grantee that they are lawfully seized of the Longboat Property in fee simple and have good right and lawful authority to sell and convey the Longboat Property; that, at the time of delivery of this Deed, the Longboat Property was free from all encumbrances made by either of them; and that they will warrant and defend the Longboat Property against the lawful claims of all persons claiming by, through or under them, but against none others.

Subject to the matters listed in Exhibit "B-2", Lido does hereby covenant with Grantee that it is lawfully seized of the Lido Property in fee simple and has good right and lawful authority to sell and convey the Lido Property; that, at the time of delivery of this Deed, the Lido Property was free from all encumbrances made by Lido; and that it will warrant and defend the Lido Property against the lawful claims of all persons claiming by, through or under Lido, but against none others.

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

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

(1) 
Print Name: ASA VENSON

(2) 
Print Name: Susan Sprysenski

GRANTOR:

SHANNON LONGBOAT ASSOCIATES,
LIMITED PARTNERSHIP, a Florida limited
partnership

By: Shannon Longboat, Inc., a Delaware
corporation, its sole general partner

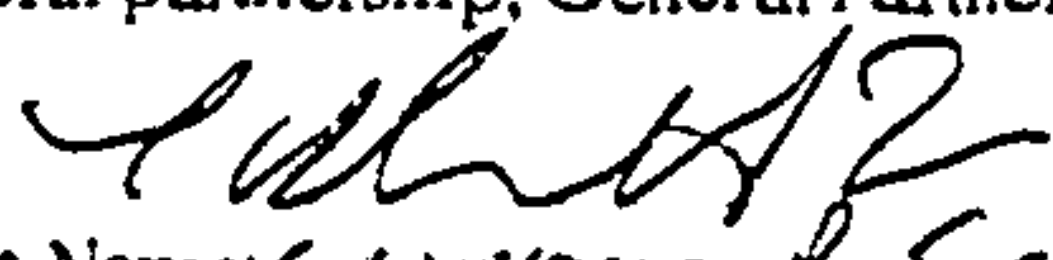
By: 
W. Shane Eagan
Title: President

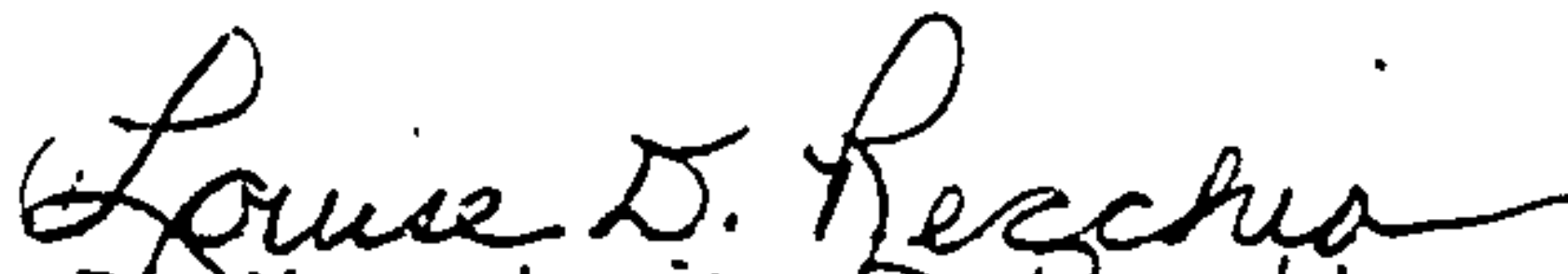
[CORPORATE SEAL]

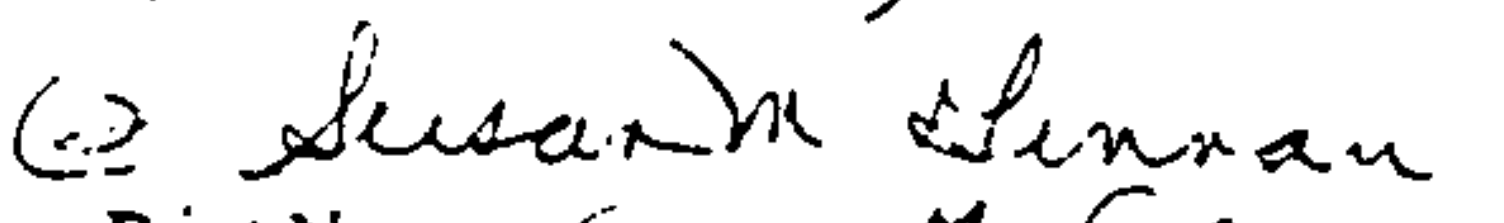
Signed, sealed and delivered in the presence
of these witnesses:

LONGBOAT ASSOCIATES, a Connecticut
general partnership

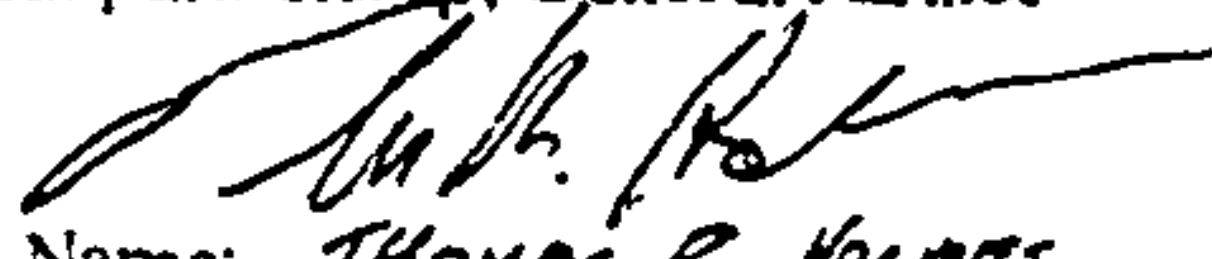
By: Windy Hill Associates, a Connecticut
general partnership, General Partner

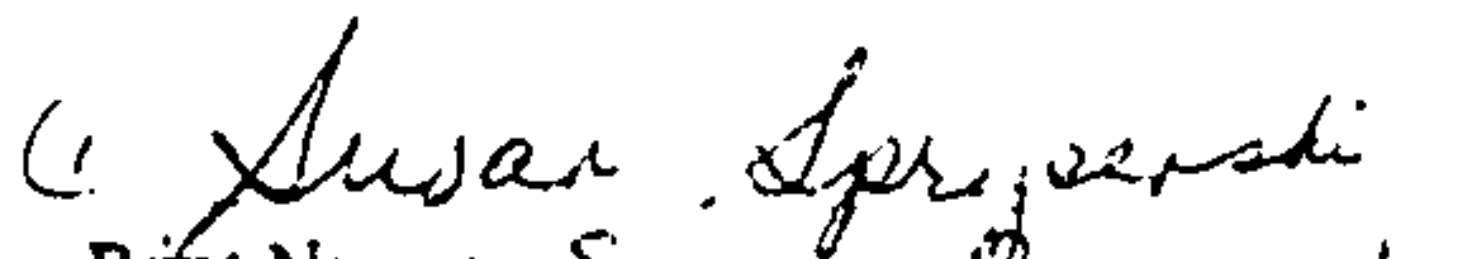
By: 
Print Name: LAWRENCE R. SMITH
General Partner



Print Name: Louise D. Recchia



Print Name: Susan M. Gennari


By: Salt Pond Associates, a Connecticut
general partnership, General Partner


By: 
Print Name: THOMAS R. HOLMES
General Partner


Print Name: Susan Sprysenski


Print Name: ASASEYAA VENSON



Print Name: ASASEYAA VENSON


Print Name: Peggy A. JACKSON


Print Name: ASASEYAA VENSON


Print Name: Peggy A. JACKSON

By: 
W. Shane Egan, General Partner

By: 
Thomas Rasmussen, General Partner

RECORDER'S MEMO: Legibility of writing, typing or
printing for reproductive purpose may be unsatisfactory
in this document when received.

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

(1) 

Print Name: Asa J. Jensen

(2) 

Print Name: Susan Sprysenski

SHANNON LIDO KEY ASSOCIATES,
LIMITED PARTNERSHIP, a Florida limited
partnership

By: Shannon Hotel Group, Inc., a Florida
corporation, its sole general partner

By:

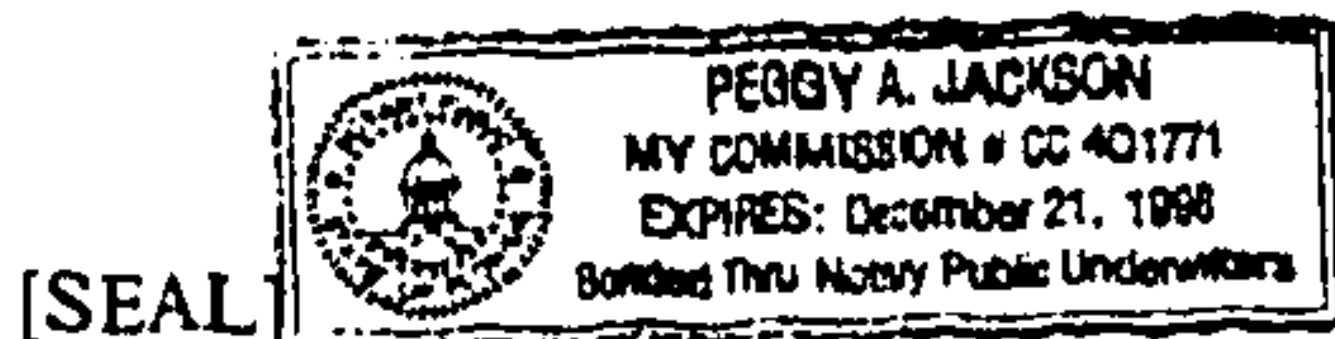

W. Shane Egan

Title: President

[CORPORATE SEAL]

STATE OF FLORIDA)
COUNTY OF SARASOTA) ss:

The foregoing instrument was acknowledged before me this 8th day of September, 1997, by W. Shane Eagan, as President of Shannon Longboat, Inc., a Delaware corporation, sole general partner of SHANNON LONGBOAT ASSOCIATES, LIMITED PARTNERSHIP, a Florida limited partnership, on behalf of the corporation and the partnership. He is personally known to me or produced a Florida driver's license as identification.



Signature: Peggy A. Jackson
Name: [Type or Print]
Title: Notary Public
Serial No., if any:
My commission expires:

STATE OF FLORIDA Connecticut
COUNTY OF New Haven) ss:

The foregoing instrument was acknowledged before me this 10th day of September, 1997, by Louise R. Smith, Jr. as General Partner of Windy Hill Associates, a Connecticut general partnership, which is one of the general partners of LONGBOAT ASSOCIATES, a Connecticut general partnership, on behalf of each partnership. He is personally known to me or produced a Florida driver's license as identification.

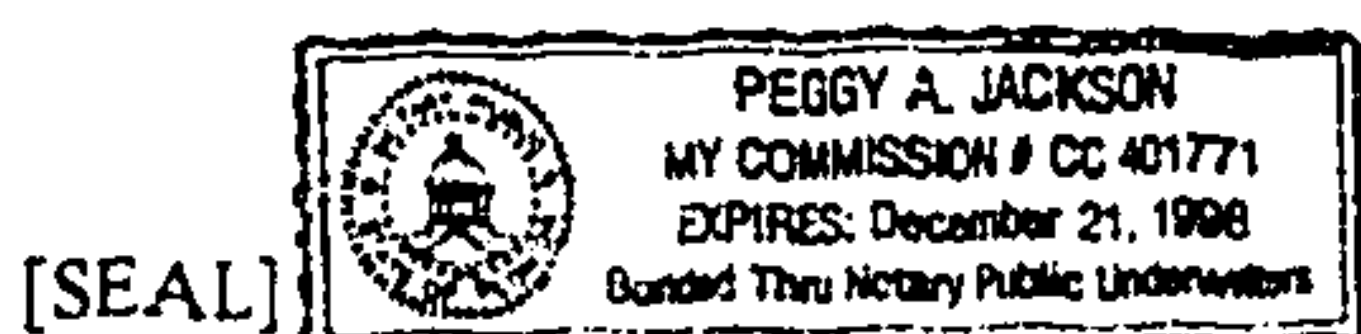
[SEAL]

Signature: Cathy B. Perkins
Name: [Type or Print]
Title: Notary Public
Serial No., if any:
My commission expires:

CATHY B. PERKINS
NOTARY PUBLIC
MY COMMISSION EXPIRES OCTOBER 31, 2001

STATE OF FLORIDA)
) ss:
COUNTY OF SARASOTA)

The foregoing instrument was acknowledged before me this 8th day of September, 1997, by Thomas R. Nounes as General Partner of Salt Pond Associates, a Connecticut general partnership, which is one of the general partners of LONGBOAT ASSOCIATES, a Connecticut general partnership, on behalf of each partnership. He is personally known to me or produced a Florida driver's license as identification.



Signature: Peggy A. Jackson
Name: [Type or Print]
Title: Notary Public
Serial No., if any:
My commission expires:

STATE OF FLORIDA)
) ss:
COUNTY OF SARASOTA)

The foregoing instrument was acknowledged before me this 8th day of September, 1997, by W. Shane Eagan, who is one of the general partners of LONGBOAT ASSOCIATES, a Connecticut general partnership, on behalf of the partnership. He is personally known to me or produced a Florida driver's license as identification.

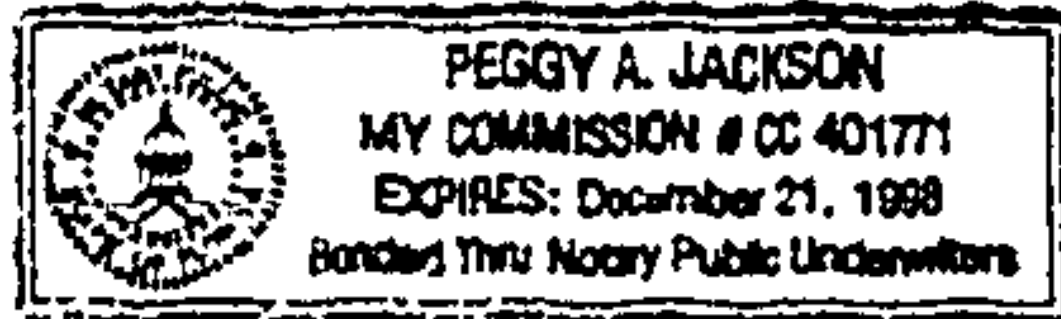


Signature: Peggy A. Jackson
Name: [Type or Print]
Title: Notary Public
Serial No., if any:
My commission expires:

STATE OF FLORIDA)
) ss:
COUNTY OF SARASOTA)

The foregoing instrument was acknowledged before me this 8th day of September, 1997, by Thomas Rasmussen, who is one of the general partners of LONGBOAT ASSOCIATES, a Connecticut general partnership, on behalf of the partnership. He is personally known to me or produced a Florida driver's license as identification.

[SEAL]

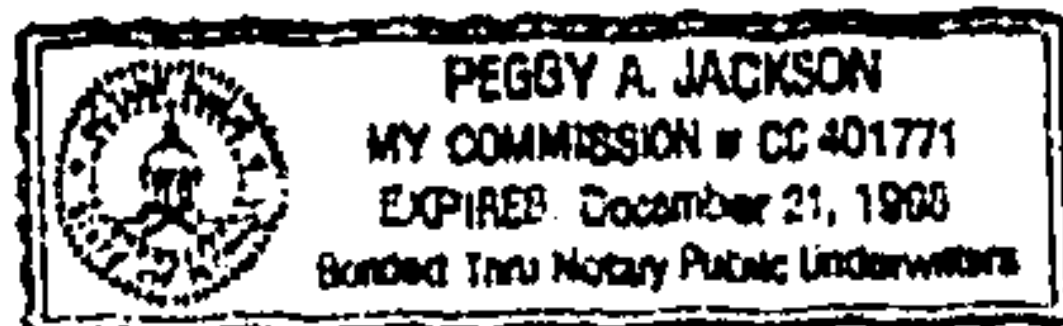


Signature: Peggy A. Jackson
Name: [Type or Print]
Title: Notary Public
Serial No., if any:
My commission expires:

STATE OF FLORIDA)
) ss:
COUNTY OF SARASOTA)

The foregoing instrument was acknowledged before me this 8th day of September, 1997, by W. Shane Eagan, as President of Shannon Hotel Group, Inc., a Florida corporation, sole general partner of SHANNON LIDO KEY ASSOCIATES, LIMITED PARTNERSHIP, a Florida limited partnership, on behalf of the corporation and the partnership. He is personally known to me or produced a Florida driver's license as identification.

[SEAL]



Signature: Peggy A. Jackson
Name: [Type or Print]
Title: Notary Public
Serial No., if any:
My commission expires:

EXHIBIT A-1

LEGAL DESCRIPTION OF LONGBOAT PROPERTY

Commence at a concrete monument marking the point of intersection of the north line of Section 36, Township 35 South, Range 16 East, Manatee County, Florida, and the Westerly right-of-way line of the Gulf of Mexico Drive; thence S 31°39'50" E, along said Westerly right-of-way line 1941.22 feet to a concrete monument for a Point of Beginning; run thence S 58°15'40" West 582.4 feet more or less to intersect the waters of the Gulf of Mexico, which point of intersection is hereby designated Point "X"; commencing again at the Point of Beginning, run thence S 31°39'50" E, along the said Westerly right-of-way line of the Gulf of Mexico Drive, 392.42 feet to a concrete monument; run thence S 58°15'40" W, 553.69 feet more or less to intersect the waters of the Gulf of Mexico; meander thence Northwesterly along the waters of the Gulf of Mexico, a distance of 392.4 feet more or less to above designated Point "X";

LESS AND EXCEPT: a 10 foot wide strip of land along the Southeasterly boundary of the above described property being all that portion of said property lying between the Southeasterly boundary line of said property and a line parallel thereto and lying 10 feet Northwesterly of the Southeasterly boundary.

EXHIBIT A-2

LEGAL DESCRIPTION OF LIDO PROPERTY

Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15, Block 52, Resubdivision of Blocks 51, 52, 53, 54, 55 and 58, Plat No. 3, JOHN RINGLING ESTATES, INC., LIDO BEACH DIVISION "B", according to the plat thereof as recorded in Plat Book 4, Page 13, of the Public Records of Sarasota County, Florida.

EXHIBIT B-1

PERMITTED TITLE EXCEPTIONS

LONGBOAT PROPERTY

1. The lien of non-delinquent real and personal property taxes for 1997, not yet due and payable.
2. Easement for ingress and egress over the Southerly 10 feet of captioned property as reserved by Longboat Harbour Apartments, Inc., by Deed recorded March 17, 1972 in Official Records Book 546, Page 396, of the Public Records of Manatee County, Florida.
3. Any and all residual royalty rights of Coastal Petroleum Company, or its assigns, with respect to oil, gas, sulphur and other minerals that may be produced upon any lands located seaward of the natural water's edge of the Gulf of Mexico as of 1944, resulting from any agreements with the Trustees of the Internal Improvement Trust Fund of Florida, which rights do not include the right of entry for exploration, mining or drilling.
4. Coastal Construction Control Line as set forth in Road Plat Book 7, Page 6 and Road Plat Book 10, Pages 1 through 7, of the Public Records of Manatee County, Florida.
5. The rights, if any, of the public, acquired by previous adverse use or by virtue of local custom with respect to the special nature of seaside beaches, to use any part of the land seaward of the natural line of vegetation, as a public beach or recreation area.
6. Erosion Control Line Plat recorded in Road Plat Book 10, Pages 120 through 124, and as set forth in Resolution recorded in Official Records Book 1400, Pages 6464 through 6471, of the Public Records of Manatee County, Florida.

EXHIBIT B-2

LIDO PROPERTY

1. The lien of non-delinquent real and personal property taxes for 1997, not yet due and payable.
2. Coastal Construction Control Line, as adopted by the Florida Department of Natural Resources, recorded in Official Records Book 1258, Page 2048, and re-established in Official Records Book 2102, Page 2632, of the Public Records of Sarasota County, Florida.

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