

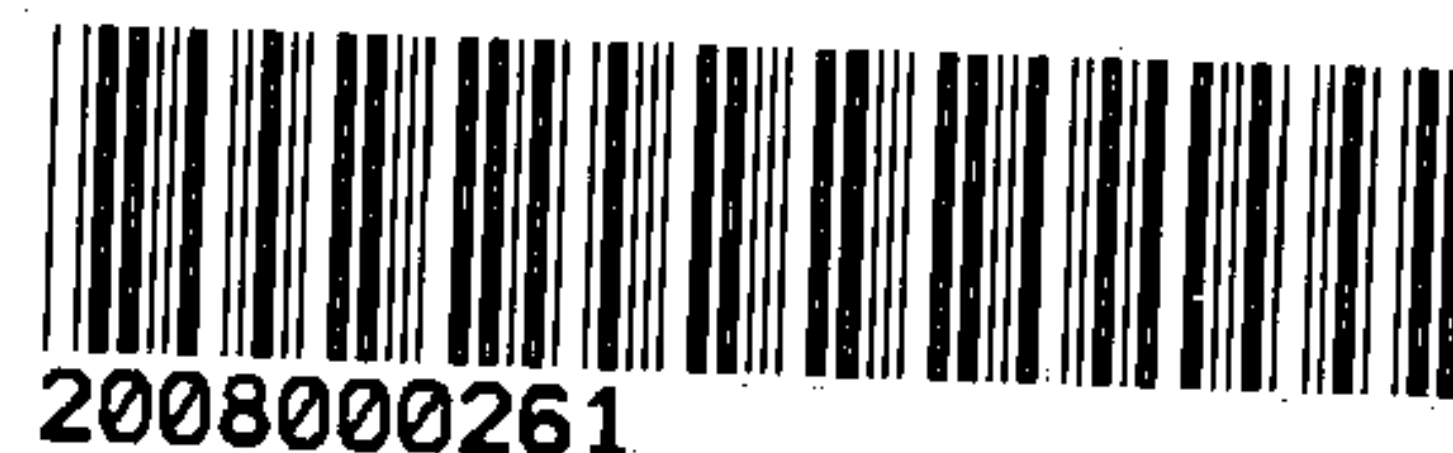
RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2008000261 4 PGS  
2008 JAN 02 12:53 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
HJAMES Receipt#999169

THIS INSTRUMENT PREPARED BY:

Josias N. Dewey  
Holland & Knight LLP  
Suite 3000  
701 Brickell Avenue  
Miami, Florida 33131

Doc Stamp-Deed: 0.70

Folio Number: 2022-10-0001



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### SPECIAL WARRANTY DEED

This Special Warranty Deed is executed to be effective as of the 20<sup>th</sup> day of December, 2007, although actually signed on the date reflected in the acknowledgment below, by Health Care and Retirement Corporation of America, an Ohio corporation, whose address is 333 North Summit Street, Toledo, Ohio 43604 ("**Grantor**"), in favor of HCRA Properties I, LLC, a Delaware limited liability company, whose address is 333 North Summit Street, Toledo, Ohio 43604 ("**Grantee**").

GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's successors and assigns forever, the land located in Sarasota County, Florida, as more particularly described in **Exhibit "A"** attached hereto and made a part hereof (the "**Property**").

TO HAVE AND TO HOLD, the same together with all and singular tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the Grantor, either in law or in equity, to the use, benefit and behalf of the Grantee forever.

Note to Recorder: Pursuant to Crescent Miami Center, LLC v. Florida Department of Revenue, this deed is not subject to documentary stamp tax because it effectuates a transfer of unencumbered property between related entities with a common parent, and accordingly, there is no change in beneficial interest.

Return to Susie Jackson  
Chicago Title Insurance Co.  
5447 Nellie Davis Lane  
Tampa, FL 33634

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2007 and subsequent years.
2. Zoning and other governmental regulations.
3. Conditions, restrictions, limitations and easements of record, if any, none of which are intended to be reimposed by this conveyance.

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

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

AND Grantor hereby specially warrants the title to the Property and will defend the same against the lawful claims (excluding those arising out of the encumbrances described above) of all persons claiming by, through and under Grantor, but none others.

AND the Grantor hereby covenants with the Grantee that the Property does not constitute Grantor's homestead under the laws and constitution of the State of Florida, nor is it adjacent to Grantor's homestead.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed to be effective as of the 20<sup>th</sup> day of December, 2007, although actually signed on the date reflected in the acknowledgment below.

WITNESSES:

M. Rizakas  
Print Name: Magdalini Rizakas  
[Signature]  
Print Name: David Lourie

Health Care and Retirement  
Corporation of America, an Ohio  
corporation

By: [Signature]  
Name: Steven M. Cavanaugh  
Title: Vice President

STATE OF NEW YORK       )  
  ) SS  
COUNTY OF NEW YORK    )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of November, 2007, by Steven M. Cavanaugh, who is personally known to me or who has produced a driver's license as identification.

[Signature]  
Printed Name: \_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

MICHELE AUTERI  
Notary Public, State of New York  
No. 31-4856852  
Qualified in New York County  
Commission Expires April 14, 2010

2010



Facility # 4227  
3250 12<sup>th</sup> Street  
Sarasota, Fl  
County: Sarasota

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Exhibit "A"

Commence at a brass disc at the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 36 South, Range 18 East, thence South 0° 03' 26" West along the West line of said Southwest 1/4 of Southeast 1/4 (centerline of Lockwood Ridge Road) 30 feet; thence North 89° 58' 00" East and parallel to the North line of said Southwest 1/4 of Southeast 1/4, 378.48 feet to a concrete monument for the principal place of beginning; thence continue North 89° 59' 00" East 323 feet; thence South 0° 03' 26" West, parallel to West line of said Southwest 1/4 of Southeast 1/4 325 feet; thence South 89° 58' 00" West parallel to the North line of said Southwest 1/4 of Southeast 1/4 323 feet; thence North 0° 03' 26" East 325 feet to the Point of Beginning, located in Sarasota County, Florida.