

811900
Record and Return To:
First American Title Company Insurance Co.
Two Liberty Place, Suite 3010
50 South 16th Street
Philadelphia, PA 19102

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2016139420 7 PG(S)

11/9/2016 10:12 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2045361

PREPARED BY:

Brian Nath, Esq.
Cozen O'Connor
One Liberty Place
1650 Market Street, Suite 2800
Philadelphia, PA 19103

Doc Stamp-Deed: \$493,850.00

AFTER RECORDING, RETURN TO:

TGM Sarasota LLC
c/o TGM Associates L.P.
650 Fifth Avenue, 28th Floor
New York, NY 10019
Attention: John Gochberg

Tax Parcel Identification Numbers: 0016020003 and 0016020004

SPECIAL WARRANTY DEED

The name of each person who executed, witnessed or notarized this document must be legibly printed, typewritten or stamped immediately beneath the signature of each person.

THIS INDENTURE, made this 8th day of November, 2016, by and between

AB MERION II TUSCANY, LLC, a limited liability company existing under the laws of the State of Delaware, whose mailing address is:

c/o AB Merion Holdings Portfolio II, L.P.
308 E. Lancaster Avenue, Suite 300
Wynnewood, PA 19096

hereinafter referred to as the **GRANTOR**, to

TGM SARASOTA LLC, a limited liability company existing under the laws of the State of Delaware, whose mailing address is:

c/o TGM Associates L.P.
650 Fifth Avenue, 28th Floor
New York, New York 10019

hereinafter referred to as the **GRANTEE**

WITNESSETH, that the said GRANTOR, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, to it in hand paid by GRANTEE, receipt whereof is hereby acknowledged, by these presents hereby grants, bargains, sells, aliens,

remises, releases, conveys and confirms to the said GRANTEE, its successors, and assigns forever, the following described land situate, lying and being in the County of Sarasota, State of Florida, to wit:

See Exhibit "A" attached hereto and by this reference made a part hereof.

SUBJECT ONLY TO the matters specifically described on Exhibit B attached hereto and made a part hereof by this reference (it not being the intent to reimpose same).

TOGETHER with all of Grantor's right, title and interest, if any, in and to (i) all improvements, buildings, or fixtures situated or located thereon, (ii) all tenements, hereditaments, privileges, development rights, entitlements, easements, and appurtenances thereto belonging or in anywise appertaining, including, without limitation, any land lying in or under the bed of any highway, avenue, street, road, alley, easement or right of way, open or proposed, in, across, abutting, or adjacent to the property described in Exhibit A attached hereto, and (iii) any strips and gores within or bounding the property described in Exhibit A attached hereto (all of said property and interests described in this paragraph are collectively referred to herein as the "**Property**").

TO HAVE AND TO HOLD the Property, together with any and all rights and appurtenances thereto in anywise belonging to Grantor, unto Grantee, its successors and assigns in fee simple FOREVER.

And Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby fully warrant the title to the Property subject to the terms set forth herein and will defend the same against lawful claims of all persons claiming by, through or under Grantor, but against none other.

[Remainder of the Page Intentionally Left Blank. Signature Page Follows]

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed in its name by its authorized representative as of the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

AB MERION II TUSCANY, LLC,
a Delaware limited liability company

Witness:

Name: Debra Robinson

Witness:

Name: Margaret Abernethy

By:

Name: Richard A. Kwait

Title: Authorized Representative

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF Delaware

I certify that I know or have satisfactory evidence that Richard A. Kwait is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged his signature as the Authorized Representative of AB Merion II Tuscany, LLC, to be the free and voluntary act of such company for the uses and purposes mentioned in the instrument.

Dated this 3rd day of November, 2016.

Wendy Ann Buckland

Wendy Ann Buckland
(print or type name)

NOTARY PUBLIC in and for the
Commonwealth of Pennsylvania, residing at

308 E. Lancaster Ave.
Wynnewood, PA 19096

My Commission expires:

[Seal or Stamp]

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
WENDY ANN BUCKLAND, Notary Public
Lower Merion Township, Delaware County
My Commission Expires April 6, 2019

Exhibit A to Deed

Legal Description

The land referred to herein below is situated in the County of Sarasota, State of Florida, and is described as follows:

PARCEL 1

A TRACT OF LAND BEING A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF THE NW 1/4 OF SECTION 2; THENCE S 89°25'38" EAST ALONG THE NORTH BOUNDARY OF THE NE 1/4 OF SECTION 2, A DISTANCE OF 1380.20 FEET; THENCE LEAVING SAID BOUNDARY LINE AND RUN ALONG THE EAST BOUNDARY OF THE NW 1/4 OF SAID SECTION S 00°26'05" WEST, A DISTANCE OF 206.00 FEET TO THE POINT OF BEGINNING; THENCE FROM THE SAID POINT OF BEGINNING, THE FOLLOWING TWENTY-FOUR (24) COURSES:

1. S 00°26'05" WEST, 1122.08 FEET; 2. N 89°09'39" WEST, 474.41 FEET; 3. N 31°07'06" WEST, 100.00 FEET; 4. S 45°38'13" WEST, 66.49 FEET; 5. N 44°21'47" WEST, 151.46 FEET; 6. N 29°13'12" EAST, 50.28 FEET; 7. N 45°14'18" EAST, 179.20 FEET; 8. N 45°06'42" WEST, 38.89 FEET; 9. N 00°22'59" EAST, 46.55 FEET; 10. N 45°38'13" EAST, 143.28 FEET; 11. N 44°21'47" WEST, 66.78 FEET; 12. N 45°38'13" EAST, 71.34 FEET; 13. N 44°21'47" WEST, 26.91 FEET; 14. N 89°33'55" WEST, 24.48 FEET; 15. N 00°26'05" EAST, 176.49 FEET; 16. N 34°18'43" WEST, 67.93 FEET; 17. N 90°00'00" WEST, 20.64 FEET; 18. S 28°54'08" WEST, 55.53 FEET; 19. N 61°05'52" WEST, 145.46 FEET; 20. N 28°54'08" EAST, 33.84 FEET; 21. N 00°34'22" EAST, 85.78 FEET; 22. N 89°25'38" WEST, 17.04 FEET; 23. N 00°34'22" EAST, 143.66 FEET; 24. S 89°25'38" EAST, 710.19 FEET, TO THE AFOREMENTIONED POINT OF BEGINNING.

PARCEL 2:

COMMENCE AT THE NE CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 36 SOUTH, RANGE 18 EAST; THENCE S 00°57'24" WEST, 1328 FEET FOR THE POINT OF BEGINNING; THENCE N 88°39'28" WEST, 346.5 FEET; THENCE SOUTH 669.4 FEET; THENCE EASTERLY 345 FEET; THENCE N 00°57'24" EAST, 669 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 3:

A TRACT OF LAND LYING IN THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SECTION 2, AND RUN ALONG THE EAST BOUNDARY OF THE NORTHWEST 1/4 SECTION 2, S00°23'22" W A DISTANCE OF 206.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF UNIVERSITY PARKWAY AND THE POINT OF BEGINNING. THENCE FROM SAID POINT OF BEGINNING, RUN ALONG SAID SOUTH RIGHT-OF-WAY LINE S89°25'38" E 669.84 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, RUN FOR THE FOLLOWING (26) COURSES:

1) S00°34'22"W 143.66 FEET; 2) S89°25'38"E 17.04 FEET; 3) S00°34'22"W 85.78 FEET; 4) S28°54'08"W 33.84 FEET; 5) S61°05'52"E 145.46 FEET; 6) N28°54'08"E 55.53 FEET; 7) N90°00'00"E 20.64 FEET; 8) S34°18'43"E 67.93 FEET; 9) S00°26'05"W 176.49 FEET; 10) S89°33'55"E 24.48 FEET; 11) S44°21'47"E 26.91 FEET; 12) S45°38'13"W 71.34 FEET; 13) S44°21'47"E 66.78 FEET; 14) S45°38'13"W 143.28 FEET; 15) S00°22'59"W 46.55 FEET; 16) S45°06'42"E 38.89 FEET; 17) S45°14'18"W 179.20 FEET; 18) S29°13'12"W 50.28 FEET; 19) S44°21'47"E 151.46 FEET; 20) N45°38'13"E 66.49 FEET; 21) S31°07'06"E 100.00 FEET; 22) N89°09'39"W 904.77 FEET; 23) N00°23'22"E 747.08 FEET TO A POINT ON A CURVE; 24) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE SOUTHWEST, RADIUS 750.00 FEET, DELTA 012°11'48", ARC 159.65 FEET, CHORD BEARING N08°00'40"W 159.35 FEET TO A POINT ON A CURVE; 25) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE EAST, RADIUS 850.00 FEET, DELTA 014°22'38", ARC 213.29 FEET, CHORD BEARING N06°41'45"W 212.73 FEET, TO THE SOUTH RIGHT-OF-WAY LINE OF UNIVERSITY PARKWAY; 26) THENCE LEAVING SAID CURVE RUN ALONG SAID SOUTH RIGHT-OF-WAY, S89°25'38"E 49.52 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

Exhibit B to Deed

Permitted Exceptions

1. Any state of facts a current accurate survey would show;
2. Real Estate taxes and assessments for the year 2016 and subsequent years, which are not yet due and payable;
3. Rights of tenants in possession, as tenants only, excluding any rights of first refusal or options to purchase, under existing unrecorded leases;
4. 160' Right of Way granted to Florida Power & Light Company for transmission and distribution lines by instrument recorded in Deed Book 345, Page 27 of the Public Records of Sarasota County, Florida. (Relates only to Parcels 1 and 2);
5. 10' Easement granted to Florida Power & Light Company for electric utility facilities by instrument recorded in Official Records Book 1375, Page 1580, as affected by Partial Release of Easement recorded in Official Records Book 2876, Page 1456 of the Public Records of Sarasota County, Florida. (Relates to all Parcels);
6. Notice of Stipulations and Limitations Encumbering Real Property Pursuant to Sarasota County Zoning Code recorded in Official Records Book 2496, Page 1314 of the Public Records of Sarasota County, Florida. (Relates only to Parcels 1 and 3);

Notice of Stipulations and Limitations Encumbering Real Property Pursuant to Sarasota County Zoning Code recorded in Official Records Book 2633, Page 665 of the Public Records of Sarasota County, Florida. (Relates only to Parcels 1 and 3);

Notice of Stipulations and Limitations Encumbering Real Property Pursuant to Sarasota County Zoning Code recorded as Instrument No. 1999085858 of the Public Records of Sarasota County, Florida. (Relates only to Parcels 1 and 3);
7. 10' Easement granted to Florida Power & Light Company for electric utility facilities by instrument recorded in Official Records Book 2871, Page 2393 of the Public Records of Sarasota County, Florida. (Relates only to Parcel 3);
8. 10' Easement granted to Florida Power & Light Company for electric utility facilities by instrument recorded in Official Records Book 2871, Page 2397 of the Public Records of Sarasota County, Florida. (Relates only to Parcels 1 and 3);
9. Telephone Distribution Easement granted to GTE Florida Incorporated by instrument recorded in Official Records Book 2926, Page 2537 of the Public Records of Sarasota County, Florida. (Relates only to Parcel 3);

10. 10' Easement granted to Florida Power & Light Company for electric utility facilities by instrument recorded in Official Records Book 2954, Page 566 of the Public Records of Sarasota County, Florida. (Relates only to Parcel 3);
11. Grant of Easement granted to Comcast Cablevision of West Florida, Inc. for cable television system by instrument recorded as Instrument No. 1999132357 of the Public Records of Sarasota County, Florida;
12. Non-exclusive Permanent Easement granted to County of Sarasota, a political subdivision of the State of Florida for water, wastewater, or reclaimed water facilities by instrument recorded as Instrument No. 1999161831 of the Public Records of Sarasota County, Florida; and
13. 10' Easement granted to Florida Power & Light Company by instrument recorded as Instrument No. 2000126555 of the Public Records of Sarasota County, Florida.