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KAREN E. RUSHING
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SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 2103876

This Instrument Prepared by:
Peter L. Blacklock, Esq.
Fox Rothschild LLP
222 Lakeview Avenue, Suite 700
West Palm Beach, FL 33401

Return to:

PIN:

Doc Stamp-Deed: $31,500.00

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SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 19th day of April, 2017, between **SARASOTA 2011, LLC**, a Delaware limited liability company, with a mailing address of c/o The Hampshire Companies, 22 Maple Avenue, Morristown, New Jersey 07960 (the "Grantor") and **DAVID W. WINSOR, AS TRUSTEE OF THE DAVID W. WINSOR APARTMENT TRUST, DATED DECEMBER 28, 2015**, with a mailing address of 2131 West Third Street, Los Angeles, California 90057 (the "Grantee").

WITNESSETH:

That the Grantor, for and in consideration of the sum of Four Million Five Hundred Thousand and 00/100 Dollars ($4,500,000.00) to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors and assigns forever, the following described property, lying and being in Sarasota County, Florida, to wit (the "Property"):

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

TOGETHER WITH all the improvements, tenements, hereditaments and appurtenances thereto belonging or appertaining.

SUBJECT TO those matters set forth in Exhibit "B" attached hereto and incorporated herein by this reference (the "Permitted Exceptions"), which reference shall not operate to reimpose same, and applicable zoning ordinances, codes, rules and other land use regulations as the same may affect the Property, if any.

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns, in fee simple forever.

AND the Grantor hereby covenants with said Grantee that Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property, and hereby warrants the title to said Property, subject as aforesaid, and will defend same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

[*Signature appears on following page.*]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Printed Name: HARRY H. CLAYTON IV

Printed Name: JOSEPH J. OLIVER

SARASOTA 2011, LLC,
a Delaware limited liability company

By: HUH US Real Estate Income REIT Inc.,
a Maryland corporation,
its sole member

By: _____
Name: Mark S. Rosen
Title: Executive Vice President

STATE OF NEW JERSEY)
) ss:
COUNTY OF MORRIS)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Mark S. Rosen, as the Executive Vice President of HUH US Real Estate Income REIT Inc., on behalf of Sarasota 2011, LLC. He/She:

[✓] is personally known to me or
[__] has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 11th day of April, 2017.

[NOTARIAL SEAL]

_____
NOTARY PUBLIC – STATE OF NEW JERSEY

_____
(Name of Notary Typed, Printed, or Stamped)

RACHEL J. KRENZEL
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 2/25/2018

EXHIBIT "A"

Begin at the southwest corner of Block 71, Indian Beach Subdivision, as recorded in Plat Book 1, Page 96, Public Records of Manatee County, Florida and Plat Book A, Page 33, Public Records of Sarasota County, Florida; thence N 00°43'40" W, along the west line of said Block 71, a distance of 262.15 feet to the northwest corner of said Block 71; thence N 88°40'11" E, along the north line of said Block 71, a distance of 149.00 feet to the intersection with the westerly right-of way of U.S. Highway 41; thence S 18°51'27" E, along said westerly right-of-way, a distance of 275.00 feet to the south line of Block 72, of said Indian Beach Subdivision, said line also being the north right-of-way of Myrtle Street; thence S 88°41'28" W, along said north right-of-way, a distance of 234.57 feet to the point of beginning. Being and lying in Section 12, Township 36 South, Range 17 East, Sarasota County, Florida.

EXHIBIT "B"

1. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.

2. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.

3. Taxes and assessments for the year 2017 and subsequent years, which are not yet due and payable.

4. Easement Agreement by and between Sarasota Jungle Nurseries, Inc. and Sarasota Jungle Gardens, Inc. recorded in O.R. Book 556, Page 142, Public Records of Sarasota County, Florida.

5. Ordinance No. 92-3557, providing for the designation of a sign, recorded in O.R. Book 2370, Page 2188, Public Records of Sarasota County, Florida.

6. Resolution granting a variance, recorded in O.R. Book 2991, Page 44, Public Records of Sarasota County, Florida.

7. Resolution granting approval for Special Exception Petition 97-SE-09, recorded in O.R. Book 3025, Page 194, Public Records of Sarasota County, Florida.

8. Easement in favor of Florida Power & Light Company recorded in O.R. Book 3073, Page 2306, Public Records of Sarasota County, Florida.

9. Terms and conditions of that certain Lease by and between Sembler E.D.P. Partnership #9 Ltd., a Florida limited partnership and Eckerd Corporation, a Delaware corporation dated October 27, 1997 and the Short Form Lease recorded in O.R. Book 3054, Page 1061.