

9/20/2017 3:30 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2154968

This instrument prepared by:

Marsh, Moriarty, Ontell & Golder, P.C  
18 Tremont Street - Suite 900  
Boston, MA 02108  
Attn: Robert J. Moriarty, Jr., Esquire

Mail after recording to:  
McGuire Woods, LLP  
50 N. Laura Street, Suite 3300  
Jacksonville, Florida 32202  
Attn: Christal L. Fish, Esq.

Doc Stamp-Deed: \$302,750.00

306305039

Tax Parcel ID No.: 0070080001.

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

**Note to recording clerk: Consideration paid for the Property conveyed herein is \$43,250,000.00. Therefore, Documentary Stamp Tax in the amount of \$302,750.00 is being paid at the time of recording this instrument.**

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** made effective the 19<sup>th</sup> day of September, 2017, by **BERMUDA ESTATES, LLC**, a Florida limited liability company, whose address is 334 Broadway, Providence, Rhode Island 02029, hereinafter called the "Grantor", to **MRBF I, L.L.C.**, a Delaware limited liability company having an address 2922 Hathaway Road, Richmond, Virginia, hereinafter called the "Grantee":

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota County, Florida, more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

TOGETHER, with all buildings and other improvements thereon, and the right, title and interest of Grantor in all easements, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise, subject

however to; taxes accruing subsequent to the date hereof, and the matters set forth on Exhibit "B" hereto.

Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include the parties to this Special Warranty Deed and the successors and assigns of each. The singular shall be deemed to include the plural, and vice versa, where the context so permits.

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

**BERMUDA ESTATES, LLC**  
a Florida limited liability company

By: JWC Taggart Cay LLC, a Florida  
limited liability company  
Its: Manager

By: Preston Giuliano Capital Partners, LLC,  
a Florida limited liability company,  
its manager

By: Michael Giuliano  
Name: Michael Giuliano  
Title: Manager

Signed, sealed and delivered in the presence of:

Shannon Correa  
Witness Signature

Print Name: Shannon Correa

Robert J. Moriarty, Jr.  
Witness Signature

Print Name: Robert J. Moriarty, Jr.

COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF SUFFOLK

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of September, 2017 by Michael Giuliano, Manager of Preston Giuliano Capital Partners, LLC, Manager of JWC Taggart Cay LLC, Manager of Bermuda Estates, LLC, on behalf of the limited liability company, who ☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

[Notary Stamp]

Robert J. Moriarty, Jr.  
Signature of Person Taking Acknowledgment

Print Name: Robert J. Moriarty, Jr.

Title: Notary Public

Commission Expires: \_\_\_\_\_

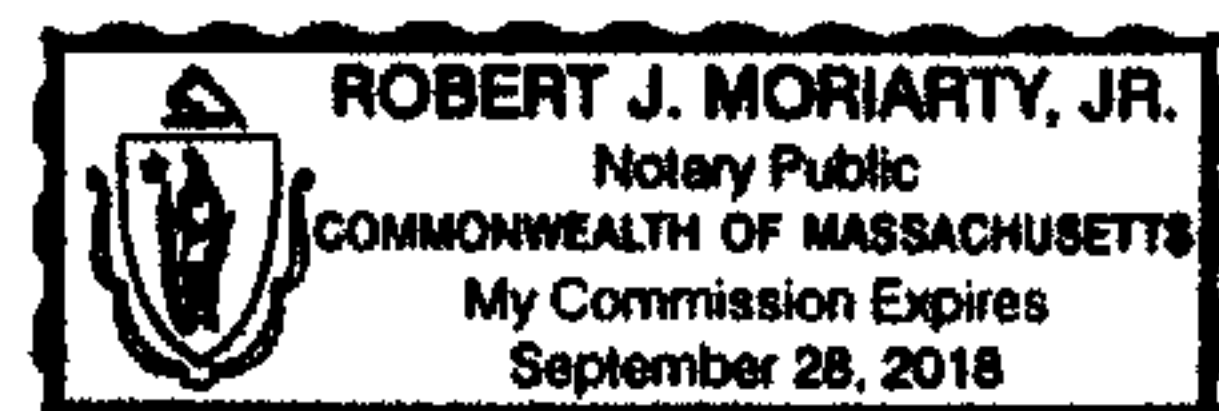


EXHIBIT "A"

THE PROPERTY

Parcel 1:

Lot (Farm) 11, Block 1, Bee Ridge Farms, Section 3, Township 37 South, Range 18 East, according to the plat thereof, recorded in Plat Book A, Page 40, of the Public Records of Sarasota County, Florida; LESS the East 19 feet thereof taken by County of Sarasota for right-of-way and LESS and Except that part described in Official Records Instrument No. 2005082373, of the Public Records of Sarasota County, Florida.

And

Parcel 2:

Lot (Farm) 2, Block 1, Bee Ridge Farms, Section 3, Township 37 South, Range 18 East, according to the plat thereof, recorded in Plat Book A, Page 40, of the Public Records of Sarasota County, Florida; LESS the East 19 feet thereof taken by County of Sarasota for right-of-way and also LESS and Except that part described in Official Records Instrument No. 2005082373, of the Public Records of Sarasota County, Florida.

## EXHIBIT B

1. Taxes and assessments for the year 2017 and subsequent years, which are not yet due and payable.
2. Notices of Stipulations And Limitations Encumbering Real Property Pursuant to the Sarasota County Zoning Code recorded in Official Records Book 2168, page 1146 and by Instrument #199103819, of said records.
3. Permanent Drainage Easement in favor of Sarasota County recorded in Instrument #2001123960, of said records.
4. Permanent Sidewalk Easement in favor of Sarasota County, recorded in Instrument #2001123961, of said records.
5. Communication Easement in favor of Verizon Florida, Inc. recorded in Instrument #200184256, of said records.
6. Those matters disclosed by survey prepared by Beta Company Surveying, Inc., dated October 15, 2014.
7. Multifamily Mortgage, Assignment Of Rents And Security Agreement executed by Bermuda Estates, LLC, a Florida limited liability company, Mortgagor, in favor of Grandbridge Real Estate Capital LLC, a North Carolina limited liability company, Mortgagee, dated January 21, 2011, in the original principal amount of \$16,500,000.00, recorded January 27, 2011, in Instrument #2011010189 and assigned to Fannie May by Assignment Of Multifamily Mortgage, Assignment Of Rents And Security Agreement recorded January 7, 2011 in Instrument #2011010190 and further assigned to New York Life Insurance Company, a New York mutual insurance company, by Assignment Of Multifamily Mortgage, Assignment Of Rents And Security Agreement recorded October 31, 2014 in Instrument #2014131110 and renewed by Renewal Mortgage, Assignment Of Leases And Rents And Security Agreement dated October 31, 2014 and recorded October 31, 2014 in Instrument #2014131111 and modified by Modification Of Renewal Mortgage And Other Loan Instruments recorded July 27, 2016 in Instrument #2016092753;
8. Assignment Of Leases, Rents, Income And Cash Collateral recorded October 31, 2014 in Instrument #2014131112;