

3/27/2018 2:16 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2219847

THIS INSTRUMENT PREPARED BY:

Goodwin Procter LLP

3 Embarcadero Center

28th Floor

San Francisco, CA 94111

Attn: Benjamin C. Tschann, Esq.

Doc Stamp-Deed: \$210,000.00

Tax Parcel ID # 2016040003

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 26 day of March, 2018, by OpRock Sarasota Fee, LLC, a Delaware limited liability company, whose address is c/o Rockwood Capital, LLC, 140 East 45th Street, New York, NY 10017 ("Grantor"), to Lido Hotel LLC, a Florida limited liability company as to an undivided 50 percent interest, whose address is 1001 East Atlantic Avenue, Suite 202, Delray Beach, FL 33483 and Catching Z's, LLC, a Maine limited liability company as to an undivided 50 percent interest, whose address is c/o 550 Center Street, P.O. Box 9340, Auburn, ME 04211-9340, both such interests being held in a tenancy in common (collectively, "Grantee").

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations to it in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee that certain real property located in the City of Sarasota, County of Sarasota, State of Florida, as more particularly described on Exhibit A hereto (the "Property"):

TOGETHER WITH, the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining to the Property.

SUBJECT, HOWEVER, to: (a) zoning ordinances, restrictions, prohibitions and other requirements imposed by governmental authority; (b) all easements, conditions, covenants, restrictions, reservations, limitations, agreements and other matters of record; and (c) taxes for the year 2018 and all subsequent years.

TO HAVE AND TO HOLD, the same 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 Grantor does hereby specially warrant the title to the Property and will defend the same against the lawful claims of all parties whomsoever claiming by, through, or under Grantor, but none others.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, the day and year first above written.

WITNESSES:

Sign: _____

Witness #1

Print Name: _____

Sign: _____

Witness #2

Print Name: _____

GRANTOR:

OpRock Sarasota Fee, LLC,
a Delaware limited liability company

By: _____

Name: _____

Title: _____

STATE OF New York

COUNTY OF Nassau

}
}
} ss.
}

On this 33 day of March, 2018, before me, the undersigned notary public, personally appeared Walter P. Schmidt, proved to me through satisfactory evidence of identification, which was personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as _____ of OpRock Sarasota Fee, LLC, a Delaware limited liability company.

Laryn Greenwood
(official signature and seal of notary)

Name: _____

My commission expires: _____

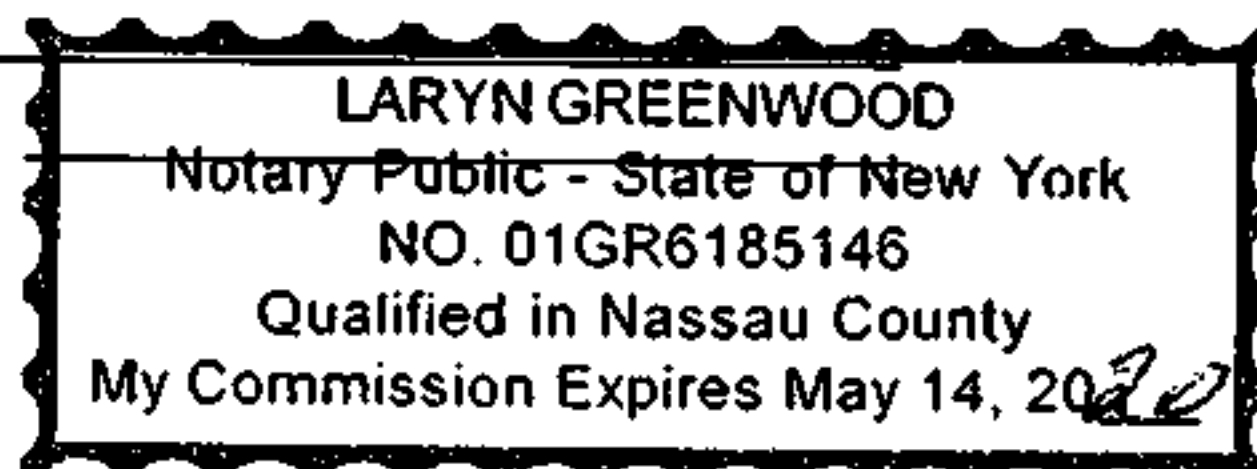


EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION OF THE PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SARATOSA, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

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 OFFICIAL RECORDS OF SARASOTA COUNTY, FLORIDA.