

Return to Brooke McCranie
Commonwealth Land Title Insurance Co.
5690 W Cypress St., Ste A
Tampa, FL 33607
File # 6092056

Consideration: \$2,558,600.⁰⁰

Prepared by and return to:

Daniel F. Sullivan
101 West 55th Street
New York, NY 10019

Tax Folio or Parcel ID No.

3414-501-4711-000-3

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED is made effective 19 day of December, 2016 by and between **NNN Sun, LLC**, whose mailing address is 465 First Street West, Second Floor, Sonoma, California 95476, as **Grantor**, and **Sun Lucie Pooh, LLC**, whose mailing address is 101 West 55th Street, New York, New York 10019, and is hereinafter called the **Grantee**. (All references to the parties herein shall include their successors, and assigns, and the terms "Grantor" and "Grantee" shall include all parties to this instrument and the successors, and assigns of the parties.)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged by these presents, does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in ~~Hillsborough~~ St. Lucie County, Florida, viz:

See Exhibit "A" attached hereto

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging to or in anywise appertaining.

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

AND as against all persons claiming by, through, or under the Grantor, said Grantor does hereby covenant and warrant that (a) the title to the Property is free from all liens and encumbrances, except for all matters of public record; (b) lawful seizing of and good right to convey the Property are vested in Grantor; and (c) Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor but not otherwise.


When the context requires, singular nouns and pronouns include the plural.

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

Signed, sealed, and delivered in the presence of:

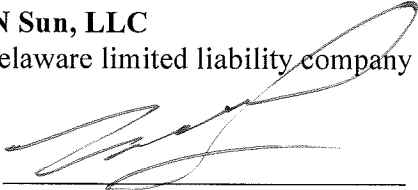
GRANTOR:

NNN Sun, LLC
A Delaware limited liability company



Witness

Benjamin B. Vick
Print or type your name here

By: 

David R. Grieve, Manager



Witness

PETER W. HUFNAGEL
Print or type your name here

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this ___ day of November, 2013
by _____

Who: (check one)

- is personally known to me; or
- has produced _____, as identification.

See attached

Signature of notary public

My Commission Expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

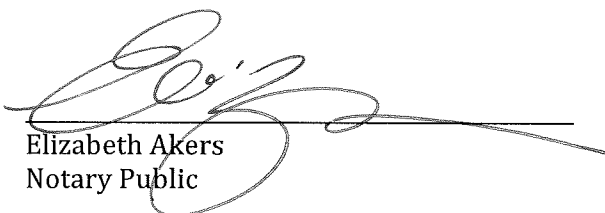
State of California

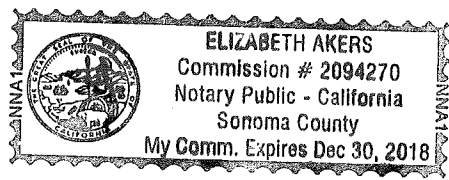
County of Sonoma

On December 15, 2016, before me, Elizabeth Akers, Notary Public, personally appeared David R. Grieve, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to within the instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity, and that by his/~~her~~/~~their~~ signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Elizabeth Akers
Notary Public



NOTARY SEAL

EXHIBIT "A"

COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1, AS IT NOW EXISTS, AND THE NORTH RIGHT-OF-WAY LINE OF PORT ST. LUCIE BOULEVARD, AS IT NOW EXISTS, THENCE N. 27° 53'31" W. ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, 262.93 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE N. 27° 53'31" W, ALONG THE SAID WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1, 187.96 FEET; GO THENCE S. 58° 22'54" W., 354.81 FEET; THENCE S. 19° 30'40" E 225.0 FEET; THENCE S. 89° 56'45" E. ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF PORT ST. LUCIE BOULEVARD, 175.0 FEET; THENCE N. 00° 03'11" E 158.15 FEET; THENCE N. 62° 06'29" E., 158.15 FEET TO THE POINT OF BEGINNING. ALL OF SAID LAND LYING AND SITUATE IN SECTION 12, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT:

COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1, AS IT NOW EXISTS AND THE NORTH RIGHT-OF-WAY OF PORT ST. LUCIE BLVD. AS IT NOW EXISTS, THENCE N 27° 53'31" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 450.89 FEET, THENCE SOUTH 58° 22'54" WEST A DISTANCE OF 269.89 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 58° 22'54" WEST A DISTANCE OF 84.92 FEET, THENCE SOUTH 19° 30'40" E., A DISTANCE OF 225.00 FEET TO THE NORTH RIGHT-OF-WAY OF PORT ST. LUCIE BLVD., THENCE SOUTH 89° 56'45" EAST ALONG THE NORTH RIGHT-OF-WAY OF PORT ST. LUCIE BLVD., A DISTANCE OF 175.00 FEET, THENCE NORTH 0° 03'11" EAST A DISTANCE OF 88.27 FEET, THENCE NORTH 63° 02'41" WEST A DISTANCE OF 139.98 FEET, THENCE NORTH 41° 52'44" WEST A DISTANCE OF 60.31 FEET, THENCE NORTH 12° 5'17" WEST A DISTANCE OF 61.50 FEET TO THE POINT OF BEGINNING. ALL OF SAID LAND LYING AND SITUATE IN SECTION 12, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH THOSE EASEMENTS AS SET OUT IN THE GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS, BOOK 315, PAGE 313, AND AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 365 PAGE 342

TOGETHER WITH AN EASEMENT FOR INGRESS/EGRESS AS SET OUT IN OFFICIAL RECORDS BOOK 591, PAGE 2856, AND AS MODIFIED BY MODIFICATION OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 671 PAGE 1307

TOGETHER WITH THOSE EASEMENTS AS SET OUT IN THE DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 810, PAGE 1672