

Return To: 56557A
First American Title Ins. Co.
800 Boylston Street, Suite 2820
Boston, MA 02199

*NOTE TO TAX EXAMINER/CLERK: The consideration
paid for this Premises is \$_____.*

RECORD AND RETURN TO:

Name: Brenda M. Fernandez, Esquire
Address: Greenberg Traurig, P.A.
333 SE 2nd Avenue
Miami, Florida 33131

THIS INSTRUMENT PREPARED BY:

Name: Pemberly 1825 LLC
380 Union Street, Suite 300
West Springfield, MA 01089

[Space above line reserved for recording office use]

Folio Number: 33-39-12-00048-0000-00001/0

SPECIAL WARRANTY DEED

The undersigned, **PEMBERLY 1825 LLC**, a Delaware limited liability company having an address at 380 Union Street, Suite 300, West Springfield, Massachusetts 01089 ("Grantor"), for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid to Grantor, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey unto **PEMBERLY PALMS HARMONY HOUSING LLC**, a Delaware limited liability company having an address at 152 West 57th Street, 60th Floor, New York, New York 10019 ("Grantee"), subject to the reservation contained herein, certain real property located in Indian River County, Florida and more particularly described on Schedule A attached hereto, incorporated herein and made a part hereof, together with all the (a) buildings and other improvements thereon; and (b) right, title and interest of Grantor, if any, and without warranty except as to acts of Grantor as set forth below, in and to all easements and appurtenances pertaining to such real property (collectively, the "Premises").

TO HAVE AND TO HOLD the Premises unto Grantee and Grantee's successors and assigns forever.

Grantor hereby covenants and agrees to warrant and defend the title to the Premises to Grantee and its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, subject, however, to the matters set forth in Schedule B attached hereto, incorporated herein and made a part hereof.

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SCHEDULE A
Legal Description

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

PARCEL A:

**LOT 15, VERO LAND COMPANY'S SUBDIVISION, LESS AND EXCEPT THE WEST 210.42 FEET
ACCORDING TO PLAT BOOK 3, PAGE 19, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY,
FLORIDA. SAID LAND NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, LESS AND
EXCEPT THAT PORTION DEEDED FOR ROAD RIGHT OF WAY FOR INDIAN RIVER BOULEVARD IN
OFFICIAL RECORDS BOOK 736 PAGE 676, OF THE PUBLIC RECORDS OF INDIAN RIVER
COUNTY, FLORIDA.**

PARCEL B:

**LOT 16, VERO LAND COMPANY'S SUBDIVISION, ACCORDING TO PLAT BOOK 3, PAGE 19, OF
THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID LAND NOW LYING AND BEING IN
INDIAN RIVER COUNTY, FLORIDA. LESS AND EXCEPT THAT PORTION LYING IN ROAD RIGHT
OF WAY FOR 6TH AVENUE AND LESS AND EXCEPT THAT PORTION DEEDED FOR ADDITIONAL
ROAD RIGHT OF WAY FOR 6TH AVENUE IN OFFICIAL RECORDS BOOK 762, PAGE 2015, AND
LESS AND EXCEPT THAT PORTION DEEDED FOR ROAD RIGHT OF WAY FOR INDIAN RIVER
BOULEVARD IN OFFICIAL RECORDS BOOK 736, PAGE 679, OF THE PUBLIC RECORDS OF
INDIAN COUNTY, FLORIDA.**

NOW KNOWN AS:

**PARCEL A AND PARCEL B OF KYLE'S RUN PLANNED DEVELOPMENT ACCORDING TO THE PLAT
THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 92, OF THE PUBLIC RECORDS OF INDIAN
RIVER COUNTY, FLORIDA.**

SCHEDULE B

1. The lien of the taxes for the year 2015 and all subsequent years, which are not yet due and payable on the date of the delivery of this Special Warranty Deed.
2. Any lien for water and sewer charges for the current fiscal tax year or billing period, as the case may be, that are not due and payable on the date of the delivery of this Special Warranty Deed.
3. Any liens for municipal betterments and/or any other municipal or governmental liens that are not due and payable on the date of the delivery of this Special Warranty Deed.
4. Leases and tenancies in effect on the on the date of the delivery of this Special Warranty Deed and parties having possessory rights under agreements and contracts assumed by Grantee.
5. Grant of Easement by and between Grantor and Comcast of Colorado/Florida/Michigan/New Mexico/Pennsylvania/Washington, LLC recorded in the Official Records of Indian River County, Florida under Book 2805, Page 2012.
6. Easements and provisions of the Plat of Kyle's Run Planned Development recorded in Indian River County, Florida Plat Book 14, Page 92.
7. The terms, provisions and conditions contained in that certain Land Use Restriction Agreement recorded in the Official Records of Indian River County, Florida under Book 1095, Page 1077, as affected by First Amendment to Land Use Restriction Agreement recorded in the Official Records of Indian River County, Florida under Book 1121, Page 2031, as further affected by Second Amendment to Land Use Restriction Agreement recorded in the Official Records of Indian River County, Florida under Book 1343, Page 1182, as further affected by Assignment and Assumption of SAIL Land Use Restriction Agreement recorded in the Official Records of Indian River County, Florida under Book 2640, Page 1610, as further affected by Assignment and Assumption of Land Use Restriction Agreement recorded in the Official Records of Indian River County, Florida under Book 2665, Page 1815, and as further affected by Assignment and Assumption of SAIL Land Use Restriction Agreement dated on or as of November 24, 2014.
8. The terms, provisions and conditions contained in that certain Extended Low-Income Housing Agreement recorded in the Official Records of Indian River County, Florida under Book 1171, Page 1297, as further affected by Assignment and Assumption of Extended Low-Income Housing Agreement recorded in the Official Records of Indian River County, Florida under Book 2640, Page 1628, and as further affected by Assignment and Assumption of Extended Low-Income Housing Agreement dated on or as of November 24, 2014.
9. Easement to Bellsouth Telecommunications, Inc., a Georgia corporation, dated August 8, 1996, recorded/filed August 15, 1996 in the Official Records of Indian River County, Florida Book 1116, Page 1528.
10. The terms, provisions and conditions contained in that certain Bill of Sale of Utility Facilities recorded in the Official Records of Indian River County, Florida Book 1153, Page 2382.
11. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by that certain ALTA/ACSM Land Title Survey prepared by Michael E. Petulla, Land Surveyor for American National on August 26, 2014, last revised November 19, 2014, designated Job Number 20140559 Site 1; including, but not limited to, that certain fence in the northeast corner of the Premises that extends outside the boundary line to the east.
12. Acts of Grantee and/or Harmony Housing Advisors, Inc., or anyone claiming by, through or under Grantee and/or Harmony Housing Advisors, Inc.