

This instrument prepared by:

Derek Wisniewski, Esquire
Kirk Palmer & Thigpen, P.A.
1300 Baxter Street, Suite 300
Charlotte, North Carolina 28204

After recording return to:

Christopher C. Campione, Esq.
Campione, Campione & Leonard, P.A.
4445 N. Hwy A1A, Suite #110
Vero Beach, FL 32963

Portion of Parcel ID No.: 33-38-01-00019-0000-00000/1

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 12th day of November, 2015, by **REDUS EL, LLC**, a Delaware limited liability company, having its principal place of business at 1 Independent Drive, 10th Floor, Jacksonville, Florida 32202 (hereinafter referred to as "**Grantor**"), and **PATTERSON-VERO, LLC**, a Florida limited liability company, having its principal place of business at 1250 Tower Lane, Erie, PA 16505, Attention: Sarah Hinsdale (hereinafter referred to as the "**Grantee**").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100ths Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby grant, bargain, sell, convey, remise, release and transfer unto the Grantee all that certain land situate in Indian River County, Florida, more fully described as follows (the "**Property**"):

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

SUBJECT TO:

The matters set forth on Exhibit "B" attached hereto and made a part hereof.

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

TO HAVE AND TO HOLD, the same forever.

AND Grantor hereby covenants with said Grantee that it has good right and lawful authority to sell and convey the Property; that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through and under Grantor.

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

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

Signed, sealed and delivered
in the presence of:

REDUS EL, LLC,
a Delaware limited liability company

By: REDUS Properties, Inc., a Delaware
corporation, its sole member

Kath C. Bateman
Printed Name: Kathryn C. Bateman

Carray Young
Printed Name: Carray Young

By: Sarah Wicker
Name: Sarah Wicker
Title: Vice President

STATE OF Florida)
) SS:
COUNTY OF Duval)

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 Sarah Wicker, as Vice President of REDUS Properties, Inc., as sole member of REDUS EL, LLC, freely and voluntarily under authority duly vested in her by said bank. She is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of November, 2015.

Carray Young
Notary Public, State of Florida

Carray Young
Typed, printed or stamped name of Notary Public

My Commission Expires: 2/4/17

CARRAY YOUNG
Notary Public, State of Florida
My Comm. Expires Feb. 4, 2017
Commission No. EE 852371

EXHIBIT A

LEGAL DESCRIPTION

Tract "O", Pointe West North Village Phase I PD, as recorded in Plat Book 15, Page 82, Public Records of Indian River County, Florida.

LESS AND EXCEPT that part of Tract O conveyed in Official Records Book 2229, page 1631.

FURTHER LESS AND EXCEPT any part of the caption lying within the lands described in 1887-1423 (east 10 acres of West 20.68 acres of Tract 10)

EXHIBIT B
EXCEPTIONS

1. All declarations, easements, rights-of-way, restrictions, covenants and other matters of public record.
2. All matters that would be disclosed by an accurate, current survey and inspection of the Property.
3. The lien of ad valorem real estate taxes for the year 2016, not yet due and payable.
4. All gas, water and mineral rights of others