

IN WITNESS WHEREOF, the said Grantor has executed this deed under seal on the date aforesaid.

Signed, sealed and delivered in the presence of:

Bruce Barnett
Witness Signature

Bruce Barnett
Printed Name

Barbara A. Beatty
Witness Signature

Barbara A. Beatty
Printed Name

GRANTOR:

THE QUILTED GIRAFFE, INC.,
a Florida corporation

By: Patrizio Tomassi
Name: Patrizio Tomassi
Title: President

STATE OF FLORIDA)
COUNTY OF INDIAN RIVER)

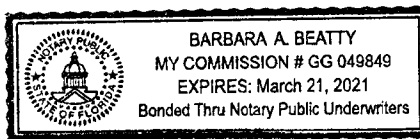
The foregoing instrument was acknowledged before me this 23rd day of August, 2018, by Patrizio Tomassi, as President of The Quilted Giraffe, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced sufficient identification.

Barbara A. Beatty
Notary Public

Barbara A. Beatty
Printed Name

My Commission Expires: 3/21/21

Send tax bills to:
LAWNWOOD MEDICAL CENTER, INC.
Attn: Real Estate
One Park Plaza
Nashville, TN 37203



**EXHIBIT A
TO SPECIAL WARRANTY DEED**

A parcel of land being a portion of the Southwest Quarter of Section 19, Township 33 South, Range 40 East, Indian River County, Florida, described as follows: From a Pine corner post on the intersection of the East right-of-way of U. S. Highway No. 1 and the South line of the Paul Goodridge property, said corner post being 916.8 feet South and 1892.1 feet West of the 1/4 corner of center of Section 19, run East 68.1 feet on said Southern line of Goodridge property; run South 12 degrees 08 minutes East on right-of-way of said U.S. Highway No. 1 to the South 102.35 feet to point of beginning. From said point of beginning, continue South 12 degrees 08 minutes East 500 feet to a point, run due East 200 feet to a point, run north 12 degrees 08 minutes West 500 feet to a pipe, run due West 200 feet to point of beginning, as recorded in Record Book 106, Page 360, less Southerly 300 feet as in Record Book 164, Page 209, said property lying and being in Indian River County, Florida.

LESS AND EXCEPT that part conveyed to the State of Florida for Highway purposes, by Deed recorded in Deed Book 76, Page 343, of the Public Records of Indian River County, Florida.

LESS AND EXCEPT that part conveyed to Comus Corp. by Deed recorded in Official Records Book 816, Page 1597, of the Public Records of Indian River County, Florida, described as that portion of the Southwest 1/4 of Section 19, Township 33 South, Range 40 East, lying Easterly of the Easterly right of way line of U.S. Highway No. 1, as now exists, described as follows:

COMMENCE at the Southwest corner of the Southwest 1/4 of said Section 19, thence run North 89°57'51" East, along the South line of the Southwest 1/4 of said Section 19, for 1227.78 feet, more or less, to the Easterly right-of-way line of said U.S. Highway No. 1; thence run North 12°05'S8" West, along the easterly right of way line of said U. S. Highway No. 1 for 1486.78 feet; thence South 89°57'40" East, for 15.41 feet, to the Point of Beginning; thence continue South 89°57'40" East, for 172.28 feet; thence run North 12°05'58" West, 183.49 feet East of and parallel to the Easterly right of way line of said U. S. Highway No. 1, for 37.85 feet; thence run South 77°54'02" West, for 168.43 feet; thence run South 12°05'58" East, 15.06 feet East of and parallel to the Easterly right of way line of said U. S. Highway No. 1, for 1.62 feet to the Point of Beginning.

LESS AND EXCEPT that part conveyed to Sexton Properties of Vero Beach, Inc. by Deed recorded in Official Records Book 840, Page 1949, of the Public Records of Indian River County, Florida, described as Parcels A and B below:

PARCEL A:

That portion of the Southwest 1/4 of Section 19, Township 33 South, Range 40 East, lying Easterly of and adjacent to the Easterly right-of-way line of U.S. Highway No. 1, as it now exists, described as follows:

Commence at the Southwest corner of the Southwest 1/4 of said Section 19; thence run North 89°57'51" East, along the South line of the Southwest 1/4 of said Section 19, for 1227.78 feet, more or less, to the easterly right-of-way line of said U.S. Highway No. 1; thence run North 12°05'58" West, along the easterly right-of-way line of said U.S. Highway No. 1 for 1485.16 feet, to the POINT OF BEGINNING; thence continue North 12°05'58" West, along the easterly right-of-way line of said U.S. Highway No. 1 for 1.62 feet; thence run South 89°57'40" East for 7.70 feet; thence run South 77°57'02" West, for 7.53 feet, to the POINT OF BEGINNING, lying and being in Indian River County, Florida.

PARCEL B:

That portion of the Southwest 1/4 of Section 19, Township 33 South, Range 40 East, lying Easterly of and adjacent to the Easterly right-of-way line of U.S. Highway No. 1, as it now exists, described as follows:

Commence at the Southwest corner of the Southwest 1/4 of said Section 19; thence run North 89°57'51" East, along the South line of the Southwest 1/4 of said Section 19, for 1227.78 feet, more or less, to the easterly right-of-way line of said U.S. Highway No. 1; thence run North 12°05'58" West, along the easterly right-of-way line of said U.S. Highway No. 1 for 1485.16 feet; thence run North 77°57'02" East, for 7.53 feet, to the POINT OF BEGINNING; thence continue North 77°57'02" East, for 7.53 feet; thence run South 12°05'58" East, 15.06 feet East of and parallel to the East right-of-way line of said U.S. Highway No. 1, for 1.62 feet; thence run North 89°57'40" West, for 7.70 feet to the POINT OF BEIGNNING, lying and being in Indian River County, Florida.