

THIS INSTRUMENT WAS PREPARED BY  
AND SHOULD BE RETURNED TO:

Laura M. Walda, Esquire  
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TAX PARCEL ID. NO'S.: 33-39-07-00002-0000-00000/3  
33-38-12-00009-0000-00001/0  
33-38-12-00004-0000-00000/1

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, is made and executed as of the 1<sup>st</sup> day of November, 2019, by **REDUS EL, LLC**, a Delaware limited liability company, whose address is c/o Wells Fargo Bank, N.A., 301 S. College Street, D1053-150, Charlotte, NC 28202 (hereinafter referred to as the "**Grantor**") to **LUNA GOLF LLC**, a Massachusetts limited liability company, whose address is 867 Middle Road, Acushnet, MA 02743 (hereinafter referred to as the "**Grantee**");

**W I T N E S S E T H:**

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee those certain parcels of land situated in Indian River County, Florida more particularly described on **Exhibit "A"** attached hereto (the "**Subject Property**").

**TOGETHER WITH** all the tenements, hereditaments, easements and appurtenances, including riparian rights, if any, thereto belonging or in anywise appertaining;

**TO HAVE AND TO HOLD** the Subject Property in fee simple forever.

**AND** the Grantor does hereby covenant with and warrant to the Grantee that the Grantor has good right and lawful authority to sell and convey the Subject Property; and that the Grantor will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.


The conveyance made herein, however, is expressly made **SUBJECT TO** ad valorem real property taxes and assessments for the year 2020 and thereafter, and those easements and restrictions of record attached hereto as **Exhibit "B."**

The undersigned sole member of Grantor certifies that, pursuant to Section 10 of the Limited Liability Company Agreement of the Grantor, dated as of February 3, 2009, it has the power, on behalf of the Grantor, to bind the Grantor and to do all things necessary to carry out the business and affairs of the Grantor, including but not limited to selling, transferring and conveying real estate. The undersigned is the duly elected Vice President of the Sole Member of

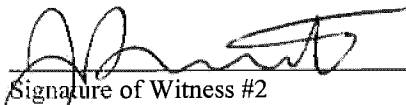
the Grantor and in that capacity has the authority to do or cause to be done all acts or things and to sign and deliver, or cause to be signed and delivered, all such documents, instruments, and certificates in the name and on behalf of the sole member of the Grantor as she, in her discretion, may deem necessary, advisable or appropriate to effectuate or carry out the purposes and intent of executing this Special Warranty Deed and the other documents necessary to effectuate the transfer of the real property located in Indian River County, Florida, more particularly described herein.

**IN WITNESS WHEREOF**, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered in the presence of the following witnesses:

  
Signature of Witness #1

Gloria Davis  
Printed Name of Witness #1

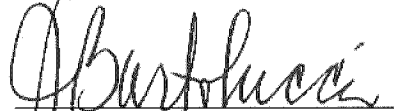
  
Signature of Witness #2

Julian BENNETT  
Printed Name of Witness #2

**GRANTOR:**

**REDUS EL, LLC**, a Delaware limited liability company

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

By:   
Jami Bartolucci, Vice President  
and Real Estate Asset Manager

STATE OF North Carolina  
COUNTY OF Mecklenburg

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of October, 2019, by Jami Bartolucci, as Vice President and Real Estate Asset Manager of REDUS Properties, Inc., a Delaware corporation, the sole member of **REDUS EL, LLC**, a Delaware limited liability company, on behalf of the company, who is personally known to me or who produced \_\_\_\_\_ as identification.



Vereta L. Covington  
Notary Public Signature

Vereta L. Covington  
(Name typed, printed or stamped)  
Notary Public, State of North Carolina  
Commission No.: N/A  
My Commission Expires: April 30, 2020

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**PARCEL 1:**

Tract A, Pointe West Central Village, Phase II PD, according to the plat thereof, recorded in Plat Book 16, Page 30, Public Records of Indian River County, Florida.

**PARCEL 4:**

Tracts G-5, G-6 and G-7, Pointe West East Village, Phase 1 PD, as recorded in Plat Book 22, Pages 59 through 62, inclusive, Public Records of Indian River County, Florida.

**PARCEL 5:**

**Pointe West Golf Course Parcel 1**

Parcel 1, Golf Course Tract G1, Pointe West Central Village, Phase V PD according to the plat thereof recorded in Plat Book 21, Pages 48 through 51, inclusive, Public Records of Indian River County, Florida.

**PARCEL 6:**

**Pointe West Golf Course Parcel 2**

Parcel 2, Golf Course Tract G2, Pointe West Central Village, Phase V PD according to the plat thereof recorded in Plat Book 21, Pages 48 through 51, inclusive, Public Records of Indian River County, Florida.

**PARCEL 7:**

**Pointe West Golf Course Parcel 3**

Parcel 3, Golf Course Tract G3, Pointe West Central Village, Phase V PD according to the plat thereof recorded in Plat Book 21, Pages 48 through 51, inclusive, Public Records of Indian River County, Florida.

**PARCEL 8:**

**Pointe West Golf Course Parcel 4**

Parcel 4, Golf Course Tract G4, of Pointe West Central Village, Phase V PD according to the plat thereof recorded in Plat Book 21, Pages 48 through 51, inclusive, Public Records of Indian River County, Florida.

**EXHIBIT "B"**  
**PERMITTED EXCEPTIONS**

1. Taxes and assessments for the year **2019** and subsequent years, which are not yet due and payable.
2. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Pointe West Central Village, Phase V PD, recorded in Plat Book 21, Pages 48 through 51 of the Public Records of Indian River County, Florida. (As to Parcels 5, 6, 7 and 8).
3. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Pointe West East Village, Phase I PD, recorded in Plat Book 22, Pages 59 through 62 of the Public Records of Indian River County, Florida. (As to Parcel 4).
4. Restrictions, covenants, conditions and easements, which include provisions for a private charge or assessment, as contained in that certain Master Declaration of Covenants recorded in Official Records Book 1319, Page 950; as amended in Official Records Book 1670, Page 2208; Official Records Book 1795, Page 502; Official Records Book 1795, Page 506; Official Records Book 1880, Page 1060; Official Records Book 1889, Page 2236 further amended in Official Records Book 2177, Page 660; Official Records Book 2229, Page 1608; Supplemental Declaration of Restrictions, Covenants and Easements recorded in Official Records Book 2229, Page 1613; amended in Official Records Book 2254, Page 175; Official Records Book 2298, Page 2213; Official Records Book 2438, Page 1933 and Official Records Book 2490, Page 134; Assignment in Official Records Book 2769, Page 952; Amendment in Official Records Book 2853, Page 2007, all of the Public Records of Indian River County, Florida. (As to all Parcels).
5. Declaration of Restrictions as set forth in instrument recorded in Official Records Book 1361, Page 2843 as amended in Official Records Book 1889, Page 2236, Official Records Book 2229, Page 1608, Official Records Book 2254, Page 175 and Official Records Book 2298, Page 2213, all of the Public Records of Indian River County, Florida. (As to all Parcels).
6. Easement and Reciprocal Maintenance Agreement as set forth in instrument recorded in Official Records Book 1453, Page 2624 of the Public Records of Indian River County, Florida. (As to all Parcels).
7. Easement and Bill of Sale of Utility Facilities to Indian River County as set forth in instrument recorded in Official Records Book 2166, Page 1983 of the Public Records of Indian River County, Florida . (As to Parcel 4).
8. Easement and Bill of Sale of Utility Facilities as set forth in instrument recorded in Official Records Book 2168, Page 1179 of the Public Records of Indian River County, Florida. (As to Parcel 5).
9. Mineral Reservations and road reservations in favor of State of Florida as set forth in Deed from Trustees of the Internal Improvement Fund of the State of Florida recorded in

Deed Book 19, Page 452, Deed Book 40, Page 494 and Page 496, Deed Book 35, Page 463 together with Release of the right of entry and all road reservations recorded in Official Records Book 1306, Page 2720, all of the Public Records of Indian River County, Florida. (As to all Parcels).

10. Rights of tenants in possession, as tenants only, under prior unrecorded leases and rental agreements.
11. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Pointe West East Central Village, Phase II PD, recorded in Plat Book 16, Page 30 of the Public Records of Indian River County, Florida. (As to Parcel 1).