

Prepared by and return to:

Charles Mann
PAVESE LAW FIRM
1833 Hendry Street
Fort Myers, FL 33901
239-334-2195

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 22nd day of September, 2017 between **Bernwood, LLC.**, a Delaware limited liability company having its principal place of business at 1110 Euclid Ave, Ste. 300, Cleveland, OH 44415, (hereinafter referred to as "**Grantor**"), in favor of **Bernwood Land Holdings, LLC**, an Ohio limited liability company, having its principal place of business at 4371 Veronica S. Shoemaker Blvd, Fort Myers, FL 33912 (hereinafter referred to as "**Grantee**"). 1110 Euclid Ave, Ste. 300, Cleveland, OH 44415

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witneseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lee County, Florida**, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2017 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

NOTE TO RECORDER: Grantor is a sister entity to Grantee, has identical beneficial ownership, and Documentary Tax Stamps have been paid on the outstanding balance of the mortgage.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witnesses (2):

Sign: Jeff Manning
Print: Jeff Manning

Sign: [Signature]
Print: Bernwood

BERNWOOD, LLC, a Delaware limited liability company

By: **CRM DEVELOPMENT II, LLC**, an Ohio limited liability company
Its: Managing Member

By: **CCAG LIMITED PARTNERSHIP**, an Ohio limited partnership
Its: Managing Member

By: **TGF CORPORATION**, an Ohio corporation
Its: General Partner

By: [Signature]
Print: **Steven A. Calabrese**
Title: **President**

STATE OF Florida
COUNTY OF Lee

THE FOREGOING INSTRUMENT was acknowledged before me this 22nd day of September, 2017, by Steven A. Calabrese, President of TGF Corporation, an Ohio Corporation, General Partner of CCAG Limited Partnership, an Ohio limited partnership, managing member of CRM Development II, LLC, an Ohio limited liability company, managing member of Bernwood, LLC, a Delaware limited liability company, who (check one): ☒ is personally known to me OR _____ produced _____ as identification.

(Notary Seal/Stamp)



JEFFREY R. MANNING
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF183161
Expires 12/14/2018

Notary Public

Sign: Jeff R Manning
Print: Jeffrey R Manning
My Commission Expires: 12/14/18

EXHIBIT "A"

PARCEL 1:

LOT 1, BLOCK A, BERNWOOD PARK OF COMMERCE, UNIT THREE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGE 36, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PARCEL 2:

TRACT D, BERNWOOD PARK OF COMMERCE, UNIT THREE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGE 36, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PARCEL 9:

BEING A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 1653, PAGE 3788 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; LYING IN SECTION 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRACT "F" OF BERNWOOD BUSINESS PARK, UNIT III, AS RECORDED IN PLAT BOOK 63, PAGES 95-97 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN ALONG THE BOUNDARY OF SAID PLAT FOR THE FOLLOWING SEVENTEEN (17) COURSES AND DISTANCES: SOUTH 79 DEGREES 05 MINUTES 50 SECONDS EAST, A DISTANCE OF 44.26 FEET; THENCE SOUTH 53 DEGREES 14 MINUTES 10 SECONDS EAST, A DISTANCE OF 40.12 FEET; THENCE SOUTH 77 DEGREES 18 MINUTES 23 SECONDS EAST, A DISTANCE OF 27.50 FEET; THENCE NORTH 61 DEGREES 02 MINUTES 06 SECONDS EAST, A DISTANCE OF 68.16 FEET; THENCE NORTH 57 DEGREES 44 MINUTES 52 SECONDS EAST, A DISTANCE OF 37.36 FEET; THENCE NORTH 42 DEGREES 36 MINUTES 44 SECONDS EAST, A DISTANCE OF 84.33 FEET; THENCE NORTH 47 DEGREES 34 MINUTES 14 SECONDS EAST, A DISTANCE OF 108.65 FEET; THENCE NORTH 72 DEGREES 52 MINUTES 03 SECONDS EAST, A DISTANCE OF 70.79 FEET; THENCE NORTH 85 DEGREES 57 MINUTES 40 SECONDS EAST, A DISTANCE OF 113.88 FEET; THENCE NORTH 82 DEGREES 29 MINUTES 02 SECONDS EAST, A DISTANCE OF 105.88 FEET; THENCE NORTH 86 DEGREES 43 MINUTES 54 SECONDS EAST, A DISTANCE OF 87.28 FEET; THENCE SOUTH 45 DEGREES 30 MINUTES 58 SECONDS EAST, A DISTANCE OF 28.17 FEET; THENCE NORTH 44 DEGREES 29 MINUTES 02 SECONDS EAST, A DISTANCE OF 35.00 FEET; NORTH 81 DEGREES 55 MINUTES 13 SECONDS EAST, A DISTANCE OF 75.87 FEET; THENCE NORTH 64 DEGREES 59 MINUTES 44 SECONDS EAST, A DISTANCE OF 62.59 FEET; THENCE NORTH 51 DEGREES 32 MINUTES 48 SECONDS EAST, A DISTANCE OF 56.88 FEET; THENCE NORTH 50 DEGREES 14 MINUTES 33 SECONDS EAST, A DISTANCE OF 24.81 FEET TO A POINT ON THE WEST LINE OF STATE ROAD 45 (OLD US 41); THENCE RUN ALONG SAID WEST LINE OF THE FOLLOWING TWO (2) COURSES AND DISTANCES: SOUTH 45 DEGREES 30 MINUTES 58 SECONDS EAST, A DISTANCE OF 1633.65 FEET; THENCE SOUTH 45 DEGREES 27 MINUTES 27 SECONDS EAST, A DISTANCE OF 1725.07 FEET TO A POINT ON THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2771, PAGE 1681 OF SAID PUBLIC RECORDS, THE SAME BEING THE SOUTH LINE OF SAID SECTION 22; THENCE RUN ALONG SAID LINE NORTH 83 DEGREES 36 MINUTES 04 SECONDS WEST, A DISTANCE OF 1210.95 FEET TO A POINT ON THE EAST LINE OF THE SEMINOLE GULF RAILWAY; THENCE RUN ALONG SAID EAST LINE NORTH 48 DEGREES 19 MINUTES 58 SECONDS WEST, A DISTANCE OF 1938.05 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS RECORDED IN INSTRUMENT NUMBER 2012000205245 OF SAID PUBLIC RECORDS; THENCE RUN ALONG THE BOUNDARY OF SAID LANDS FOR THE FOLLOWING EIGHT (8) COURSES AND DISTANCE; NORTH 44 DEGREES 29 MINUTES 02 SECONDS EAST, A DISTANCE OF 608.95 FEET; THENCE NORTH 45 DEGREES 30 MINUTES 58 SECONDS WEST, A DISTANCE OF 507.62 FEET; THENCE SOUTH 85 DEGREES 25 MINUTES 09 SECONDS WEST, A DISTANCE OF 66.41 FEET; THENCE SOUTH 86 DEGREES 20

MINUTES 01 SECONDS WEST, A DISTANCE OF 10.52 FEET; THENCE SOUTH 43 DEGREES 48 MINUTES 51 SECONDS WEST, A DISTANCE OF 271.62 FEET; THENCE SOUTH 19 DEGREES 33 MINUTES 05 SECONDS WEST A DISTANCE OF 208.10 FEET; THENCE SOUTH 13 DEGREES 52 MINUTES 20 SECONDS EAST, A DISTANCE OF 119.38 FEET; THENCE SOUTH 41 DEGREES 40 MINUTES 02 SECONDS WEST, A DISTANCE OF 45.95 FEET TO A POINT ON THE EAST LINE OF THE AFOREMENTIONED SEMINOLE GULF RAILWAY; THENCE RUN ALONG SAID EAST LINE FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES: NORTH 48 DEGREES 19 MINUTES 58 SECONDS WEST, A DISTANCE OF 92.33 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 04 DEGREES 53 MINUTES 50 SECONDS, A RADIUS OF 5664.58 FEET, A CHORD BEARING AND DISTANCE OF NORTH 45 DEGREES 53 MINUTES 03 SECONDS WEST, 484.03 FEET; THENCE IN A NORTHERLY DIRECTION WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 484.18 FEET TO THE POINT OF BEGINNING.