

THIS DOCUMENT PREPARED BY
AND SHOULD BE RETURNED TO:

Randolph J. Rush, Esquire
Winderweedle, Haines, Ward
& Woodman, P.A.
Post Office Box 880
Winter Park, Florida 32790



Parcel ID No. [See Exhibit "A"]

DOC# 20150274712 B: 10927 P: 8478
06/02/2015 03:35:58 PM Page 1 of 3
Rec Fee: \$27.00
Deed Doc Tax: \$80,500.00
DOR Admin Fee: \$0.00
Intangible Tax: \$0.00
Mortgage Stamp: \$0.00
Martha O. Haynie, Comptroller
Orange County, FL
PU - Ret To: WINDERWEEDLE HAINES WARD



SPECIAL WARRANTY DEED

THIS INDENTURE, made effective the 1st day of June, 2015, between **BELLE ISLE COMMONS, LLC, a Florida limited liability company**, whose address is Post Office Box 568821, Orlando, Florida 32856-8821 ("Grantor"), and **SJS BELLE ISLE COMMONS, LLC, a New Jersey limited liability company**, whose address is 1114 Wynwood Avenue, Cherry Hill, New Jersey 33324 ("Grantee"):

WITNESSETH:

GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations to said Grantor in hand paid by said Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, conveyed, and sold to the said Grantee, and Grantee's successors and assigns forever, land, situate, lying and being in Orange County, Florida, being more particularly described in Exhibit "A" attached hereto and made a part hereof by reference.

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.

GRANTOR HEREBY covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good, right and lawful authority to sell and convey said land; and that Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through, or under the said Grantor. This conveyance is subject to taxes for the year 2015 and thereafter and easements, reservations and restrictions of record, but this reference shall not act to reimpose the same.

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed and sealed the day and year first above written.

Signed, sealed and delivered
in the presence of:

BELLE ISLE COMMONS, LLC
a Florida limited liability company

By: **Carter-Crossman Investments, Ltd.**
a Florida limited partnership
as its Sole Member

By: **Carter-Crossman Management, Inc.**
a Florida corporation
as its General Partner

Elvira Deak
Print Name: ELVIRA DEAK

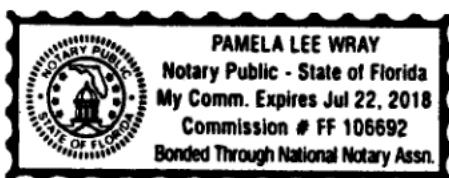
Daryl M. Carter
By: Daryl M. Carter, President

Emily Brown
Print Name: Emily Brown

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was sworn to, subscribed, and acknowledged before me this 29th
day of June, 2015, by DARYL M. CARTER, as President of Carter-Crossman Management, Inc.,
a Florida corporation, the General Partner of Carter-Crossman Investments, Ltd., a Florida limited
partnership, the Sole Member of Belle Isle Commons, LLC, a Florida limited liability company, on
behalf of the General Partner of the Sole Member of the Company, who is personally known to
me or who produced a Florida Driver's License or _____ as identification.



Pamela Lee Wray
NOTARY PUBLIC
Commission Expires: 07/22/18

EXHIBIT "A"

A portion of the Southeast 1/4 of Section 17, Township 23 South, Range 30 East, Orange County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of said Section 17, thence North 00°06'24" East (bearing based on the East line of the plat of LAKE CONWAY ESTATES, SECTION SIX, as recorded in Plat Book Z, Page 17, of the Public Records of Orange County, Florida) along the East line of the Southwest 1/4 of the Southeast 1/4 of said Section 17, for 782.73 feet; thence South 89°50'19" West for 53.00 feet to the Westerly right-of-way line of Conway Road (53.00 feet from the centerline thereof); thence South 00°06'24" West along said Westerly right-of-way line for 120.00 feet to the POINT OF BEGINNING (P.O.B.); thence continue South 00°06'24" West along said Westerly right-of-way line for 212.31 feet; thence South 89°50'49" West for 172.24 feet; thence South 00°07'27" West 400.41 feet to the Northerly right-of-way line of Hoffner Road (50.00 feet from the centerline thereof); thence South 89°50'49" West along said Northerly right-of-way line for 430.17 feet to the Southeast corner of Lot 355 as shown on the aforesaid plat, thence North 00°02'31" West along the East line of the aforesaid plat for 732.63 feet; thence North 89°50'19" East for 474.44 feet; thence South 00°06'24" West for 120.00 feet; thence North 89°50'19" East for 130.00 feet to the POINT OF BEGINNING.

TOGETHER with non-exclusive easements for the benefit of the above described parcel for drainage and sewer purposes as described in that certain Easement Agreement recorded November 13, 1980 in Official Records Book 3152, Page 1668, Public Records of Orange County, Florida.

ALSO TOGETHER with non-exclusive easements for the benefit of the above described parcel for access, parking and use purposes as described in that certain Agreement as to Party Wall and Cross Parking and Use recorded January 31, 1975 in Official Records Book 2599, Page 1171, as amended by Amendment to Party Wall and Cross Parking and Use Agreement recorded May 26, 1978 in Official Records Book 2895, Page 6; and Agreement executed by and between Leon Chira (a/k/a Lee Chira) and George C. Miller, Jr., and John W. Miller, individually and d/b/a Miller Brothers, recorded December 9, 1980 in Official Records Book 3158, Page 106, Public Records of Orange County, Florida.

Parcel ID Numbers:

17-23-30-0000-00028
17-23-30-0000-00062
17-23-30-0000-00065