

Prepared By/Record and Return To:
Brandon C. Rosser, Esq.
Rogers Towers, P.A.
1301 Riverplace Blvd., Suite 1500
Jacksonville, FL 32207
com 13-06/4364669

SPECIAL WARRANTY DEED

THIS INDENTURE is made this 31st day of July, 2013, between **CSB FLORIDA CRE HOLDINGS, LLC**, a Florida limited liability company ("Grantor"), whose address is 5310 E SR 64, Bradenton, FL 34208, and **JP PROPERTIES 168, INC.**, a Florida corporation ("Grantee"), whose address is 3684 La Costa Court, Green Cove Springs, FL 32043;

W I T N E S S E T H:

That the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to the said Grantee, its successors and assigns forever, the following described land (the "Land"), situate, lying and being in the County of Clay, State of Florida:

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

Property Appraiser's Parcel ID Numbers: 05-05-26-014190-020-05; 05-05-26-014190-020-06
05-05-26-014190-020-07; 05-05-26-014190-020-18
05-05-26-014190-020-19; 05-05-26-014190-020-21
05-05-26-014190-020-22; 05-05-26-014190-020-23
05-05-26-014190-020-33; 05-05-26-014190-020-34

together with all tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the Land (collectively, the "Property"), subject to the following permitted encumbrances (the "Permitted Encumbrances"):

1. Real estate taxes for the current year and subsequent years;
2. Easements, covenants, conditions, restrictions and reservations of record, reference to which shall not operate to reimpose same;
3. Matters which a current survey of the Land would reveal;
4. Laws, codes, rules and regulations of any governmental authority having jurisdiction over the Property.

To have and to hold the Property in fee simple forever.

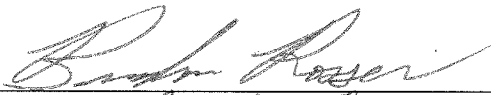
Except as set forth in the Permitted Encumbrances, the said Grantor does hereby fully warrant the title to said Land, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

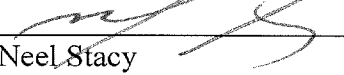
IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its name, the day and year first above written.

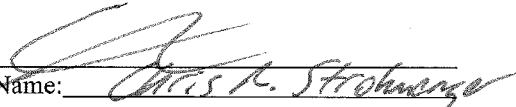
Signed, sealed and delivered
in the presence of:

CSB FLORIDA CRE HOLDINGS, LLC, a
Florida limited liability company

By: IB SPE Management, Inc., a Delaware
corporation, its sole Manager


Print Name: Brandon Rosser


By: 
Name: Neel Stacy
Its: Authorized Person


Print Name: Chris R. Strohman

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 29th day of July, 2013, by Neel Stacy, the Authorized Person of IB SPE Management, Inc., a Delaware corporation, in its capacity as the sole manager of **CSB FLORIDA CRE HOLDINGS, LLC**, a Florida limited liability company, on behalf of the company and corporation. He (check one) ☒ is personally known to me, or ☐ has produced a valid driver's license as identification.



Print Name: _____
Notary Public, State and County Aforesaid
My Commission Expires: _____
Commission Number: _____



EXHIBIT "A"

Units 5, 6, 7, 18 and 19, East West Office Condominium II, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 2993, page 1805, as amended by Amendment Number 1 to Declaration of Condominium and Certificate of Association recorded in Official Records Book 3035, page 1444, both of the public records of Clay County, Florida, together with an undivided interest in the common elements and limited common elements thereto and as may be further amended.

AND

Carports 25, 26, 27, 37 and 38, East West Office Condominium II, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 2993, page 1805, as amended by Amendment Number 1 to Declaration of Condominium and Certificate of Association recorded in Official Records Book 3035, page 1444, both of the public records of Clay County, Florida and as may be further amended.