

This instrument prepared by and after  
recording, return to:

Leo J. Salvatori, Esq.  
Salvatori Law Office, PLLC  
5150 Tamiami Trail North, Suite 304  
Naples, FL 34103-2823

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 22 of March, 2022, between **2000 FLEMING LAC, LLC**, a Florida limited liability company, as to an undivided fifty (50%) interest, and **2000 FLEMING LNT, LLC**, a Florida limited liability company, as to an undivided fifty (50%) percent interest, as tenants in common, whose post office address is 2888 Tiburon Boulevard East, Naples, Florida 34109 (the "Grantor"), and **EL FAMILY PROPERTY OWNER LLC**, a New York limited liability company, as to an undivided thirty-five and two hundredths (35.02%) percent interest; **RL FAMILY PROPERTY OWNER LLC**, a New York limited liability company, as to an undivided twenty-nine and ninety-six hundredths (29.96%) percent interest; and **SLMJL FAMILY PROPERTY OWNER LLC**, a New York limited liability company, as to an undivided thirty-five and two hundredths (35.02%) percent interest, as tenants-in-common, whose post office address is 248-22 Brookville Boulevard, Rosedale, New York 11422 (collectively, the "Grantee").

WITNESSETH that Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's heirs and assigns forever, the property, situate, lying and being in Clay County, Florida, to wit:

See Exhibit "A" attached hereto and incorporated herein by virtue of this reference.

Subject to restrictions, covenants, reservations, and easements set forth on Exhibit "B" attached hereto and incorporated herein by virtue of this reference; and real estate taxes for the year 2022 and all subsequent years for property bearing Parcel ID No. 05-05-26-014190-060-05.

Grantor does hereby covenant with Grantee and its successors and assigns it is lawfully seized of the Property; it has good right and lawful authority to sell and convey the Property; it fully warrants the title to said Property, and will defend the same against the lawful claims and demands of all persons claiming by or through Grantor, but against none other.

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered  
in the presence of:

**2000 FLEMING LAC, LLC**, a  
Florida limited liability company

Witness No. 1 Signature

Witness No. 1 Printed Name

Witness No. 2 Signature

Witness No. 2 Printed Name

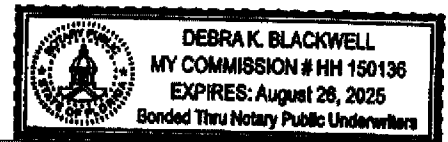
By:

Lawrence Cerullo, as Authorized  
Member

STATE OF FLORIDA  
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 17<sup>th</sup> day of March, 2022, by LAWRENCE CERULLO, as Authorized Member of 2000 FLEMING LAC, LLC, a Florida limited liability company, who is personally known to me.

Notary Public



PRINTED OR STAMPED NAME OF NOTARY

My Commission Expires:

Signed, sealed and delivered  
in the presence of:

Witness No. 1 Signature

Witness No. 1 Printed Name

Witness No. 2 Signature

Witness No. 2 Printed Name

STATE OF FLORIDA  
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me, by means of ☒ physical presence  
or ☐ online notarization, this 17<sup>th</sup> day of March, 2022, by STERGIOS TALLIDES, as  
Authorized Member of 2000 FLEMING LNT, LLC, a Florida limited liability company, who is  
personally known to me.

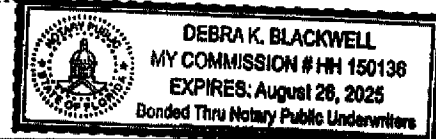
AND

2000 FLEMING LNT, LLC, a  
Florida limited liability company

By:

Stergios Tallides, as Authorized  
Member

Notary Public



PRINTED OR STAMPED NAME OF NOTARY

My Commission Expires:

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land situated in Section 5, Township 5 South Range 26 East, Clay County, Florida, said parcel being more particularly described as follows:

Commence at the northwest corner of said Section 5; thence on the north line thereof, North 89 degrees 52 minutes 02 seconds East, 1331.10 feet, thence South 04 degrees 23 minutes 00 seconds West, 52.04 feet to the southerly right-of-way line of County Road C-220; thence on last said line, North 89 degrees 55 minutes 39 seconds East, 1747.27 feet to the easterly right-of-way line of East West Parkway (a 100 foot public right-of-way according to Plat Book 54, pages 19 through 22 of the public records of said county); thence on last said line, South 00 degrees 22 minutes 59 seconds East, 225.00 feet to the northwesterly corner of those lands described as Phase IV, in Official Records Book 3043, page 1770 of said public records and the point of beginning; thence on the northerly line thereof, North 89 degrees 46 minutes 38 seconds East, 202.49 feet; thence South 00 degrees 13 minutes 22 seconds East, 135.20 feet; thence southerly on the arc of a curve concave to the westerly and having a radius of 112.00 feet, run a chord distance of 63.87 feet, the bearing of said chord being South 16 degrees 20 minutes 37 seconds West; thence southerly, on the arc of a curve concave to the easterly and having a radius of 88.00 feet, run a chord distance of 38.66 feet, the bearing of said chord being South 20 degrees 13 minutes 14 seconds West; thence South 07 degrees 31 minutes 53 seconds West, 22.51 feet to the northeasterly right-of-way line of said East West Parkway; thence on last said line run the following 3 courses: 1) westerly, on the arc of a curve concave to the southerly and having a radius of 550.00 feet, a chord distance of 39.23 feet, the bearing of said chord being North 85 degrees 20 minutes 48 seconds West; 2) northwesterly, on the arc of a curve concave to the northeasterly and having a radius of 135.00 feet, a chord distance of 185.87 feet, the bearing of said chord being North 43 degrees 53 minutes 12 seconds West; 3) North 00 degrees 22 minutes 59 seconds West, 117.15 feet to the point of beginning.

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

1. Real estate taxes for the year 2022 and all subsequent years, which are not yet due and payable.
2. Declaration of Use Restrictions recorded in Official Records Book 3819, Page 2170, of the Public Records of Clay County, Florida.
3. Covenants, conditions and restrictions contained in Warranty Deed recorded in Official Records Book 3984, Page 42, of the Public Records of Clay County, Florida.
4. Memorandum of Lease by and between 2000 Fleming LAC, LLC, a Florida limited liability company, and 2000 Fleming LNT, LLC, a Florida limited liability company, and Starbucks Corporation, a Washington corporation recorded in Official Records Book 4214, Page 896, of the Public Records of Clay County, Florida.
5. Right-of-Way Easement granted to Clay Electric Corporation recorded in Official Records Book 4332, Page 1032, of the Public Records of Clay County, Florida.
6. Developer Agreement by and between 2000 Fleming LAC, LLC, a Florida limited liability company and 2000 Fleming LNT, LLC, a Florida limited liability company and The Crossings at Fleming Island Community Development District recorded in Official Records Book 4339, Page 1945, of the Public Records of Clay County, Florida.
7. The Crossing at Fleming Island Development of Regional Impact Development Order recorded in Official Records Book 1102, Page 739; together with Notices of Amendments recorded in Official Records Book 1197, Page 644; Official Records Book 1394, Page 1998; Official Records Book 1448, Page 594; Official Records Book 1701, Page 1204; Official Records Book 2288, Page 1689; Official Records Book 2458, Page 695; Official Records Book 2477, Page 1945; Official Records Book 2559, Page 1614; Official Records Book 2822, Page 1620; Official Records Book 3039, Page 886; and Allocations of Development Rights recorded in Official Records Book 3043, Page 1942; and Official Records Book 3311, Page 1423, all of the Public Records of Clay County, Florida.
8. Declaration of Consent to Jurisdiction of Community Development District recorded in Official Records Book 1416, Page 540, of the Public Records of Clay County, Florida.
9. Agreement to Assign, Dedicate or Transfer recorded in Official Records Book 1416, Page 545, of the Public Records of Clay County, Florida.
10. Reservations, restrictions and obligations contained in that Special Warranty Deed recorded in Official Records Book 1690, Page 325 and re-recorded in Official Records Book 1697, Page 525, except those reservations and restrictions relating to the Declaration of Easements, Covenants, Restrictions and Limitations for The Crossing at

Fleming Island recorded in Official Records Book 1314, Page 605, of the Public Records of Clay County, Florida.

11. Covenants, conditions, and restrictions recorded in Official Records Book 1690, Page 346, together with Supplements recorded in Official Records Book 1716, Page 2056; Official Records Book 1756, Page 90; Official Records Book 1769, Page 1537; Official Records Book 1837, Page 867; Official Records Book 1908, Page 118; Official Records Book 1910, Page 1260; Official Records Book 1924, Page 832; Official Records Book 1977, Page 1625; Official Records Book 1987, Page 2036; Official Records Book 2043, Page 430; Official Records Book 2073, Page 205; Official Records Book 2134, Page 1255; Official Records Book 2346, Page 1056; Official Records Book 2393, Page 299; Official Records Book 2494, Page 213; Official Records Book 2600, Page 1622; Official Records Book 2600, Page 1954; Official Records Book 2686, Page 1785; Official Records Book 2835, Page 780; Official Records Book 3015, Page 769; Amendments recorded in Official Records Book 2043, Page 424; Official Records Book 2535, Page 31; Official Records Book 3067, Page 451; Official Records Book 3251, Page 156; and Partial Release recorded in Official Records Book 3251, Page 179, all of the Public Records of Clay County, Florida, which contain provisions creating easement and assessments.
12. Notice of Establishment of The Crossings at Fleming Island Community Development District recorded in Official Records Book 1817, Page 782, of the Public Records of Clay County, Florida.
13. Declaration of Reciprocal Access and Utility Easements recorded in Official Records Book 2494, Page 236, modified in Official Records Book 3067, Page 443, of the Public Records of Clay County, Florida.
14. Easement to Clay Electric Cooperative, Inc. recorded in Official Records Book 2539, Page 1131, of the Public Records of Clay County, Florida.
15. Terms, conditions, obligations and reserved easements as set forth in Special Warranty Deed recorded in Official Records Book 3043, Page 1770, of the Public Records of Clay County, Florida.
16. Easement for Drainage recorded in Official Records Book 3043, Page 1960, amended in Official Records Book 3086, Page 456, of the Public Records of Clay County, Florida.
17. Covenants, conditions, and restrictions recorded in Official Records Book 3044, Page 371; together with Amendment recorded in Official Records Book 3251, Page 187, and Partial Release recorded in Official Records Book 3251, Page 175, all of the Public Records of Clay County, Florida.
18. Grant of Easement for utilities recorded in Official Records Book 3083, Page 1759, of the Public Records of Clay County, Florida.
19. Declaration of Restrictive Covenants recorded in Official Records Book 3251, Page 199, of the Public Records of Clay County, Florida.

20. Declaration of Restriction recorded in Official Records Book 3311, Page 1435, of the Public Records of Clay County, Florida.
21. Developer Agreement recorded in Official Records Book 3316, Page 2099, of the Public Records of Clay County, Florida.