

Prepared By, Record and Return to:  
Robert Cheng, Esq.  
Shutts & Bowen LLP  
200 South Biscayne Boulevard  
Suite 4100  
Miami, FL 33131

Parcel Identification Numbers: A portion of 00076040007 and 00076200009

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** is executed this 23<sup>rd</sup> day of December, 2015, by **FLORIDA NON-PROFIT SERVICES, INC., a Florida not-for-profit corporation**, whose address is 19308 SW 380th Street, Florida City, Florida 33034 (hereinafter called the "Grantor"), in favor of **BROOKWOOD RESIDENTIAL, LLC a Florida limited liability company**, whose address is 19308 SW 380<sup>th</sup> Street, Florida City, Florida 33034 (hereinafter called the "Grantee").

Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and the Grantee's successors, and assigns forever, all that certain parcel of land in the County of Collier, State of Florida, as more particularly described on **Exhibit "A"** attached hereto and made a part hereof (the "Land").

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

TO HAVE AND TO HOLD, the same in fee simple forever.

SUBJECT TO conditions, restrictions, covenants, limitations, and easements of record; provided, however, that this instrument shall not operate to reimpose any of same.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of the Land in fee simple; that the Grantor has good right and lawful authority to sell and convey the Land; that the Grantor hereby specially warrants the title to the Land, and the Grantor will defend the same against the lawful claims of all persons claiming by, through, or under the Grantor, but against none other.

[THIS SPACE INTENTIONALLY LEFT BLANK]

**NOTE TO RECORDER:** This Special Warranty Deed is being recorded to effect a transfer of real property to the Grantee by the Grantor. The real property being transferred hereby is not encumbered by a mortgage or other lien, and no additional consideration is being furnished with respect to the transfer. As a result, no documentary stamp tax is due. See F.A.C., Section 12B-4.014(2).

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized representative on the day and year first above written.

WITNESSES:

**FLORIDA NON-PROFIT SERVICES, INC.**, a Florida not-for-profit corporation

[Signature]  
Print Name: Jessica O'Connor

By: [Signature]  
Steven C. Kirk, President

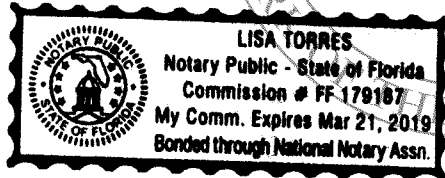
[Signature]  
Print Name: Estrella Negron

STATE OF FLORIDA )

) SS:

COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of December, 2015 by Steven C. Kirk, as President of **FLORIDA NON-PROFIT SERVICES, INC.**, a Florida not-for-profit corporation. He is personally known to me or presented \_\_\_\_\_ as identification.



[Signature]  
Notary Public, State of Florida  
My Commission Expires: 3/21/19

**Exhibit "A"**  
**(Property)**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 29 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 29 EAST, COLLIER COUNTY, FLORIDA; THENCE RUN ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 29 EAST, NORTH 89°16'27" EAST, FOR A DISTANCE OF 531.34 FEET TO A POINT ON THE WEST LINE OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 1596 AT PAGE 43 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE RUN ALONG SAID WEST LINE SOUTH 00°47'35" EAST, FOR A DISTANCE OF 145.19 FEET, TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG SAID WEST LINE SOUTH 00°47'35" EAST FOR A DISTANCE OF 571.24 FEET; THENCE RUN SOUTH 89°09'14" WEST, FOR A DISTANCE OF 95.98 FEET; THENCE RUN SOUTH 00°48'08" EAST, FOR A DISTANCE OF 83.43 FEET; THENCE RUN SOUTH 89°09'42" WEST, FOR A DISTANCE OF 212.53 FEET; THENCE RUN NORTH 00°48'42" WEST, FOR A DISTANCE OF 151.17 FEET; THENCE RUN NORTH 89°12'25" EAST, FOR A DISTANCE OF 27.69 FEET; THENCE RUN NORTH 00°48'08" WEST, FOR A DISTANCE OF 177.22 FEET; THENCE RUN NORTH 89°12'25" EAST, FOR A DISTANCE OF 107.29 FEET; THENCE RUN NORTH 00°48'08" WEST, FOR A DISTANCE OF 116.28 FEET; THENCE RUN SOUTH 89°12'25" WEST, FOR A DISTANCE OF 179.37 FEET; THENCE RUN NORTH 00°48'08" WEST, FOR A DISTANCE OF 120.42 FEET; THENCE RUN SOUTH 89°11'52" WEST, FOR A DISTANCE OF 10.51 FEET; THENCE RUN NORTH 00°48'08" WEST, FOR A DISTANCE OF 40.64 FEET; THENCE RUN NORTH 50°34'53" EAST, FOR A DISTANCE OF 30.49 FEET; THENCE RUN NORTH 90°00'00" EAST, FOR A DISTANCE OF 167.73 FEET; THENCE RUN SOUTH 27°40'23" EAST, FOR A DISTANCE OF 26.44 FEET; THENCE RUN NORTH 51°24'27" EAST, FOR A DISTANCE OF 91.84 FEET; THENCE RUN NORTH 89°21'34" EAST, FOR A DISTANCE OF 87.46 FEET TO THE POINT OF BEGINNING, CONTAINING 4.02 ACRES, MORE OR LESS.

Prepared By, Record and Return to:  
Robert Cheng, Esq.  
Shutts & Bowen LLP  
1500 Miami Center  
201 South Biscayne Boulevard  
Miami, FL 33131

Parcel Identification Numbers: a portion of 00076040007 and 00076200009

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is executed this 9<sup>th</sup> day of April, 2015, by **FLORIDA NON-PROFIT SERVICES, INC.**, a Florida not for profit corporation, whose post office address is 900 Broad Avenue South, Unit 2C, Naples, Florida 34102 (hereinafter called the "Grantor"), in favor of **BROOKWOOD RESIDENTIAL, LLC**, a Florida limited liability company, whose office address is 19308 SW 380<sup>th</sup> Street, Florida City, Florida 33034 (hereinafter called the "Grantee").

Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and the Grantee's successors, and assigns forever, all that certain parcel of land in the County of Collier, State of Florida, as more particularly described on **Exhibit "A"** (Legal Description) attached hereto and made a part hereof (the "Land"), subject to those encumbrances attached hereto as **Exhibit "B"** (Permitted Encumbrances) and made a part hereof.

TOGETHER with all of 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 the Grantee that the Grantor is lawfully seized of the Land in fee simple; that the Grantor has good right and lawful authority to sell and convey the Land; that the Grantor hereby specially warrants the title to the Land, and 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 Land does not constitute all or substantially all of the assets of Grantor.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized representative on the day and year first above written.

WITNESSES:

FLORIDA NON-PROFIT SERVICES, INC., a Florida not for profit corporation

*Leonard H. Mark*  
Print Name: LEONARD H. MARK

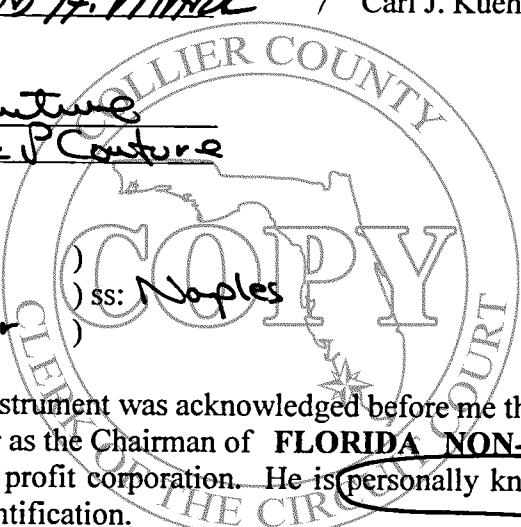
By: *[Signature]*  
Carl J. Kuehner, Chairman

*Jeanne P. Couture*  
Print Name: Jeanne P. Couture

STATE OF FLORIDA )

COUNTY OF Collier )

) ss: Naples )



The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of April, 2015 by Carl J. Kuehner as the Chairman of **FLORIDA NON-PROFIT SERVICES, INC.**, a Florida not for profit corporation. He is personally known to me or presented \_\_\_\_\_ as identification.

NOTARY PUBLIC-STATE OF FLORIDA  
*Jeanne P. Couture*  
Commission # EE091062  
Expires: MAY 05, 2015  
BONDED THRU ATLANTIC BONDING CO., INC.

*Jeanne P. Couture*  
Notary Public, State of Florida  
My Commission Expires: May 5, 2015

**EXHIBIT A**

**Legal Description**

(Esperanza Place Apartments Phase II / PLP #2009-010P-07)

**LEGAL DESCRIPTION FOR ESPERANZA PLACE (B-3627-3)**

**PHASE 2**

A PARCEL OF LAND LOCATED LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 29 EAST COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 29 EAST, COLLIER COUNTY, FLORIDA; THENCE RUN ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEWEST QUARTER OF SAID SECTION 32, NORTH 89°16'27" EAST, FOR A DISTANCE OF 531.34 FEET TO A POINT ON THE WEST LINE OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 1596 AT PAGE 43 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE RUN ALONG SAID WEST LINE SOUTH 00°47'35" EAST, FOR A DISTANCE OF 145.19 FEET; THENCE RUN SOUTH 89°21'34" WEST, FOR A DISTANCE OF 87.46 FEET; THENCE RUN SOUTH 51°24'27" WEST, FOR A DISTANCE OF 91.84 FEET; THENCE RUN NORTH 27°40'23" WEST, FOR A DISTANCE OF 26.44 FEET; THENCE RUN SOUTH 90°00'00" WEST, FOR A DISTANCE OF 167.73 FEET; THENCE RUN SOUTH 50°34'53" WEST, FOR A DISTANCE OF 30.49 FEET; THENCE RUN SOUTH 00°48'08" EAST, FOR A DISTANCE OF 40.64 FEET; THENCE RUN NORTH 89°11'52" EAST, FOR A DISTANCE OF 10.51 FEET; THENCE RUN SOUTH 00°48'08" EAST, FOR A DISTANCE OF 120.42 FEET; THENCE RUN NORTH 89°12'25" EAST, FOR A DISTANCE OF 179.37 FEET; THENCE RUN SOUTH 00°48'48" EAST, FOR A DISTANCE OF 116.28 FEET; THENCE RUN SOUTH 89°12'25" WEST, FOR A DISTANCE OF 179.37 FEET; THENCE RUN SOUTH 00°48'48" EAST, FOR A DISTANCE OF 57.11 FEET; THENCE RUN SOUTH 89°12'25" WEST, FOR A DISTANCE OF 177.80 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE RUN ALONG SAID WEST LINE NORTH 00°51'21" WEST, FOR A DISTANCE OF 529.46 FEET TO THE POINT OF BEGINNING, CONTAINING 4.00 ACRES, MORE OR LESS.

**EXHIBIT B**

**Permitted Encumbrances**

(Esperanza Place Apartments Phase II / PLP #2009-010P-07)

1. Taxes and assessments for the year **2015** and subsequent years, which are not yet due and payable.
2. Ordinances 75-20 (water), 75-21 (trees) and 75-24 (zoning) recorded in O.R. Book 619, Pages 1177-1381.
3. Collier County Ordinance No. 90-87 establishing a Regional Sewer System and providing for impact fees.
4. The property lies within the Immokalee Area Water-Sewer District, and is subject to the levying of assessments thereby.
5. The land described herein shall not be deemed to include any house trailer or mobile home standing on the land.
6. Covenants, restrictions, conditions and obligations contained in Agreement by and between Florida Non-Profit Services, Inc., the Empowerment Alliance of Southwest Florida Community Development Corporation and the Collier County Board of County Commissioners recorded in O.R. Book 4440, Page 369.
7. Reciprocal Drainage Easement Agreement recorded in O.R. Book 4538, Page 2541.
8. Land Use Restriction Agreement recorded in O.R. Book 4538, Page 2716.