

THIS INSTRUMENT PREPARED BY  
AND AFTER RECORDING RETURNED TO:

David N. Morrison, Esq.  
Quarles & Brady LLP  
1395 Panter Lane, Suite 300  
Naples, FL 34109  
Folio No. \_\_\_\_\_

\$167,500,000.00

BASED ON CONSIDERATION IN THE AMOUNT OF \_\_\_\_\_, STATE OF FLORIDA  
DOCUMENTARY STAMP TAXES IN THE AMOUNT OF \_\_\_\_\_ WERE PAID OF EVEN DATE.

\$1,172,500.00

**SPECIAL WARRANTY DEED**

**DUNDORE LAND TRUST, L.L.C.**, a Florida limited liability company whose address is 1515 S. Federal Highway, Suite 106, Boca Raton, FL 33432 ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in hand to Grantor by **WSR-NB, LLC**, a Delaware limited liability company whose address is 3066 Tamiami Trail, Suite 201, Naples, FL 34103 ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, has CONVEYED, and by these presents does CONVEY unto Grantee all of Grantor's right, title and interest in and to that certain parcel of land located in Collier County, Florida and legally described in Exhibit A attached hereto, all right, title or interest that Grantor has and to all buildings, improvements and fixtures located thereon and all right, title and interest, that Grantor may have in and to all rights, privileges and appurtenances pertaining thereto including all of Grantor's right, title and interest, if any, in and to all rights-of-way, open or proposed streets, alleys, easements, strips or gores of land adjacent thereto (collectively, the "Real Property").

This conveyance is made by Grantor and accepted by Grantee subject to all covenants, conditions, restrictions, and other matters of record in the office of the County Recorder of Collier County, Florida, and all unpaid taxes and assessments, known or unknown (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Real Property, all and singular the rights and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions, unto Grantee, its legal representatives, successors and assigns forever.

Grantor, as its sole warranty herein, specially warrants to Grantee, its successors and assigns, that it will forever defend title to the Real Property (subject to the Permitted Exceptions) against only those claims of persons claiming title to or asserting claims affecting title to the Real Property, or any part thereof, by, through or under Grantor, but not otherwise.

This Deed is made without any covenant, warranty or representation by, or recourse against, Grantor except to the extent expressly provided herein. By acceptance of this Deed, Grantee specifically acknowledges that, Grantee is not relying on (and Grantor does hereby disclaim and renounce) any representations or warranties of any kind or nature whatsoever, whether oral or written, express, implied, statutory or otherwise, from Grantor, regarding or relating to (a) the operation of the Real Property or uses or merchantability or fitness of any portion



**Exhibit "A"**  
**(Legal Description)**

**Lots 2, 3, 4 and the South 30.8' of Lot 5, Block K, Coquina Sands, Unit 2, according to the plat thereof, recorded in Plat Book 3, Pages 53-54, Public Records of Collier County, Florida.**

**NOT A CERTIFIED COPY**