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This Instrument Prepared by:

Otten, Johnson, Robinson, Neff & Ragonetti, P.C.  
950 17th Street, Ste. 1600  
Denver, Colorado 80202

After Recording Return to:

Adams Gallinar PA  
1000 Brickell Ave., Suite 300  
Miami, Florida 33131

Attention: Robert B. Adams

Tax Identification Number: 4843 29 01 0070

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of the 16<sup>th</sup> day of March, 2015 from **OCEAN GARDEN VENTURES, LLC**, a Florida limited liability company, the mailing address of which is c/o Braddock Financial Corp., 1200 17th Street, Suite 880, Denver, CO 80202 ("Grantor") to **MOUNT VERNON PROPERTY HOLDINGS, LLC**, a Florida limited liability company, with an address at 219 NW 12th Ave. #812 Miami FL 33128 ("Grantee").

**WITNESSETH:**

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "Property") located and situate in Broward County, Florida and fully described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

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

Subject to the matters set forth on EXHIBIT B attached hereto provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the year 2015 and subsequent years.

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 Grantor but none other.

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IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES:

GRANTOR:

OCEAN GARDEN VENTURES, LLC,  
a Florida limited liability company

By: Blake St. Real Estate Investors, VII, LP,  
a Delaware limited partnership,  
its Managing Member

By: Blake St. Real Estate Investors VII GP,  
LLC, a Delaware limited liability company,  
its General Partner

By: Braddock Financial Corporation,  
a Delaware corporation, its Manager

[Signature]  
Print Name: Sam W. Philp

By: [Signature]  
Harvey B. Allon, President

[Signature]  
Print Name: Ken Glickstein

STATE OF COLORADO )  
 )  
CITY AND COUNTY OF DENVER )

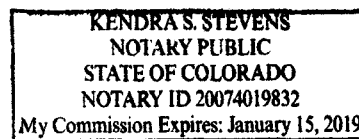
The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of March, 2015 by Harvey B. Allon, as President of Braddock Financial Corporation, a Delaware corporation, as Manager of Blake St. Real Estate Investors VII GP, LLC, a Delaware limited liability company, as General Partner of Blake St. Real Estate Investors, VII, LP, a Delaware limited partnership, as Managing Member of Ocean Garden Ventures, LLC, a Florida limited liability company, who is personally known to me or who produced a Colorado driver's license as identification, on behalf of the limited liability company.

My commission expires: 1/15/2019

[Signature]  
NOTARY PUBLIC, State of Colorado

Notary ID: 20074019832

Print Name: Kendra S. Stevens



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EXHIBIT A

Legal Description

That certain real property situated in the County of Broward, State of Florida and described as follows:

The West 300 feet of Lot 20 of the East Coast Finance Corporation's Subdivision of Government Lot 3, according to the plat thereof, as recorded in Plat Book 1, Page 25, of the Public Records of Broward County, Florida, in the Southwest Quarter (SW ¼) of Section 29, Township 48 South, Range 43 East.

Less the following:

Commence at Northwest Corner of the Southwest Quarter (SW ¼) of said Section 29; thence on an assumed bearing, South 00 degrees 01 minutes 26 seconds West along the West line of the Southwest Quarter (SW ¼) of said Section 29, a distance of 700.69 feet to the Point of Beginning; thence continue South 00 degrees 01 minutes 26 seconds West along the West line of the Southwest Quarter (SW ¼) a distance of 100.00 feet; thence North 89 degrees 37 minutes 56 seconds East a distance of 29.84 feet; thence North 00 degrees 20 minutes 27 seconds West a distance of 99.99 feet to a point on the North Line of said Lot 20, said Line also being the existing South R/W Line of N.E. 16<sup>th</sup> Street; thence South 89 degrees 37 minutes 19 seconds West a distance of 29.20 feet to the Point of Beginning.

**P&Z**

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EXHIBIT B

Permitted Exceptions

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Government Lot 3, Section 29, Township 48 South, Range 43 East, as recorded in Plat Book 1, at Page 25, Public Records of Broward County, Florida.
2. Easements granted to Florida Power and Light Company, filed May 24, 1982, in Official Records Book 10204, at Page 615, Public Records of Broward County, Florida.
3. Revocable License Agreement, filed May 18, 1995, in Official Records Book 23468, at Page 953, Public Records of Broward County, Florida.
4. Agreement for Cable Television Service, filed May 13, 1996, in Official Records Book 24869, Page 45, Public Records of Broward County, Florida.
5. Easement granted to Florida Power and Light Company, filed June 30, 2005, in Official Records Book 39979, at Page 1033, Public Records of Broward County, Florida.
6. Riparian Rights and/or Littoral Rights.
7. The right, title or interest, if any, of the public to use as a public beach or recreation area any part of the Property lying between the water abutting the Property and the most inland of any of the following: (a) the natural line of vegetation; (b) the most extreme high water mark, (c) the bulkhead line, or (d) any other line which has been or which hereafter may be legally established as relating to such public use.
8. Rights of the United States Government to that part of the Property, if any, being artificially filled in land in what was formerly navigable waters arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce.
9. Coastal Construction Control Line as established by Sections 161.052 and 161.053. Florida Statutes.
10. The following matters shown on the survey prepared by Cousins Surveyors & Associates, Inc. dated December 10, 2014, Project No. 68833-12:
  - a. Chain Link Fence past the South property Line;
  - b. Trees into the FPL Easements along the North and South sides of the property; and
  - c. Fence into the FPL Easements on the North side of the property.