

This instrument was prepared by:
Marc Birnbaum, P.A.
1041 Ives Dairy Road Suite 238
Miami, FL 33179
305-914-5690

After Recording return to:
Marc Birnbaum, P.A.
1041 Ives Dairy Road Suite 238
Miami, FL 33179
305-914-5690

PARCEL ID- R05 423 21 0000 0030 0021

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 19 day of January, 2022 by and between between **Imperial Holding LLC, a Delaware limited liability company and Windmere Realty LLC, a Delaware limited liability company and Provest Sunrise Plaza LLC, a Delaware limited liability company** whose post office address is **158 Union Turnpike, Hudson, NY 12534** (herein referred to as "Grantor"), and **31070 Cortez Blvd Associates LLC, a Florida limited liability company**, with an office at **444 Route 111, Suite 1, Smithtown, NY 11787** (herein referred to as "Grantee").

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, to it in hand paid by Grantee, receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the real property (the "Property") located in Hernando County, Florida, and more particularly described on Exhibit A attached hereto and made a part hereof, together with all buildings, structures, fixtures and improvements located thereon and together with all the tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property.

SUBJECT, HOWEVER, to all easements, rights-of-way, covenants, conditions, restrictions, reservations, agreements and similar encumbrances currently of record, taxes for the current year and any non-delinquent general or special assessments against the Property.

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

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

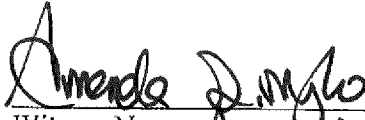
[Signature Page Follows]

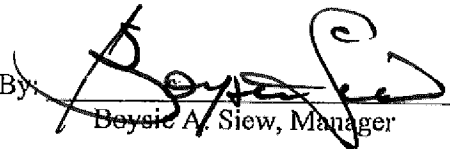
IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, and its official seal to be hereunto affixed, by its proper officers thereunto duly authorized on the day and year above written.


Signed, Sealed and Delivered in Our Presence:

GRANTOR:

Imperial Holding LLC,
a Delaware limited liability company


Witness Name: Amanda DiMeglio

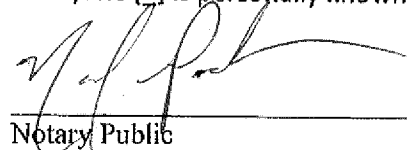
By: 
Boysie A. Siew, Manager


Witness Name: John DiMeglio

State of NJ

County of State of Bergen

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11 day of January, 2022 by Boysie A. Siew, Manager of Imperial Holding LLC, a Delaware limited liability company, on behalf of said firm. He/she is personally known or has produced a driver's license as identification.


Notary Public

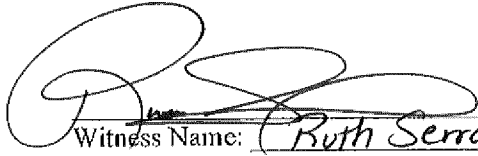
[Notary Seal]


NOEL PERDON
Print Name:

My Commission Expires: 11/13/2022

NOEL A. PERDON
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 11/13/2022

Windmere Realty LLC,
a Delaware limited liability company


Witness Name: Ruth Serrano

By: 
Anita Gupta, Authorized Representative



Witness Name: Michelle Intriago

State of New York
County of State of Bronx

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11th day of January, 2022 Anita Gupta, as Authorized Representative of Windmere Realty LLC, a Delaware limited liability company, on behalf of said firm. He/she is personally known or has produced a driver's license as identification.

[Notary Seal]

RUTH E. SERRANO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SE6301078
Qualified in Bronx County
My Commission Expires 04-14-2022


Notary Public
Ruth Serrano
Print Name:

My Commission Expires: 04/14/2022

Witness Name: Patricia Miller

Provest Sunrise Plaza LLC,
a Delaware limited liability company

By: Provest Management LLC,
a Florida limited liability company

By: Mark M. Salomon
Mark M. Salomon, Manager

Witness Name: PATRICIA MILLER

State of Florida

County of State of LEC

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12th day of January, 2022 by Mark M. Salomon, Manager of Provest Management LLC, a Florida limited liability company, Manager of Provest Sunrise Plaza LLC, a Delaware limited liability company, on behalf of said firm. He/she is personally known or has produced a driver's license as identification.

Notary Public

Maribel Santos
Print Name:

My Commission Expires: 10-15-2022

[Notary Seal]

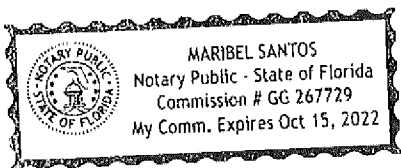


EXHIBIT A

PARCEL 1:

A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, AND A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, ALL IN SECTION 5, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 5, THENCE N. 89° 39' 06" W., ALONG THE NORTH BOUNDARY OF SAID SECTION 5, 700.19 FEET; THENCE S. 00° 20' 54" W., 132.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 50 AND THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 510, PAGE 38, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, THENCE ALONG THE BOUNDARIES OF SAID CERTAIN PARCEL THE FOLLOWING TWO (2) COURSES: (1) CONTINUE S. 00° 20' 54" W., 300.00 FEET; (2) N. 89° 39' 06" W., 35.00 FEET, THENCE S. 00° 20' 54" W., 370.00 FEET; THENCE S. 89° 39' 06" E. PARALLEL WITH SAID SOUTHERLY RIGHT OF WAY LINE, 894.00 FEET; THENCE N. 00° 20' 54" E., 670.00 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE; THENCE N. 89° 39' 06" W., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 859.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING FROM PARCEL 1 ABOVE:

DESCRIPTION (OUTPARCEL "A"):

A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 5; THENCE N. 89° 39' 06" W., ALONG THE NORTH BOUNDARY OF SAID SECTION 5, 94.19 FEET; THENCE S. 00° 20' 54" W., 132.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 50 AND THE POINT OF BEGINNING; THENCE RUN N. 89° 39' 06" W., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 275.86 FEET; THENCE SOUTHEASTERLY 104.47 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 70° 25' 21"; AND A CHORD BEARING AND DISTANCE OF S. 54° 26' 26" E. 98.02 FEET; THENCE S. 19° 13' 45" E., 59.58 FEET; THENCE SOUTHEASTERLY 110.62 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 70° 25' 21"; AND A CHORD BEARING AND DISTANCE OF S. 54° 26' 26" E., 103.79 FEET; THENCE S. 89° 39' 06" E., 91.02 FEET; THENCE N. 00° 20' 54" E., 172.50 FEET TO THE POINT OF BEGINNING.

DESCRIPTION (OUTPARCEL "B"):

A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, AND A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, ALL IN SECTION 5, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 5; THENCE S. 89° 39' 06" E. ALONG THE NORTH BOUNDARY OF SAID SECTION 5, 158.81 FEET; THENCE S. 00° 20' 54" W., 132.00 FEET TO A POINT OF THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 50 AND THE POINT OF BEGINNING; THENCE N. 89° 39' 06" W, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 193.00 FEET; THENCE S. 00° 20' 54" W., 172.50 FEET; THENCE S. 89° 39' 06" E., 193.00 FEET; THENCE N, 00° 20' 54" E. 172.50 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DEED RECORDED IN OFFICIAL RECORD BOOK 954, PAGE 102, FOR ACCESS AND EGRESS OVER, UNDER AND ACROSS THE LAND DESCRIBED AS FOLLOWS:

DESCRIPTION (PARCEL 4):

A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 5, THENCE N. 89° 39' 06" W. ALONG THE NORTH BOUNDARY OF SAID SECTION 5, 700.19 FEET; THENCE S. 00° 20' 54" W., 132.00 FEET TO A POINT ON SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 50, SAID POINT BEING THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 510, PAGE 38, OF THE PUBLIC RECORDS OF HERNANDO COUNTY; THENCE ALONG THE BOUNDARIES OF SAID CERTAIN PARCEL THE FOLLOWING TWO (2) COURSES: (1) CONTINUE S. 00° 20' 54" W., 300.00 FEET; (2) N. 89° 39' 06" W. 35.00 FEET; THENCE S. 00° 20' 54" W. 40.00 FEET TO THE POINT OF BEGINNING; THENCE N. 89° 39' 06" W. 265.00 FEET; THENCE S. 00° 20' 54" W. 30.00 FEET; THENCE S. 89° 39' 06" E., 265.00 FEET; THENCE N. 00° 20' 54" E., 30.00 FEET TO THE POINT OF BEGINNING.

DESCRIPTION (PARCEL 5):

A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 5; THENCE N. 89° 39' 06" W. ALONG THE NORTH BOUNDARY OF SAID SECTION 5, 1000.19 FEET; THENCE S. 00° 20' 54" W., 132.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 50, AND THE POINT

OF BEGINNING, SAID POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN PARCEL LAND DESCRIBED IN OFFICIAL RECORD BOOK 510, PAGE 38 OF THE PUBLIC RECORDS OF HERNANDO COUNTY; THENCE N. 89° 39' 06 W., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 120.00 FEET TO A POINT BEING 1527.81 FEET S. 89° 39' 06" E., AND 132.00 FEET S. 00° 20' 54" W. OF THE NORTHWEST CORNER OF SAID SECTION 5; THENCE S00° 20' 54" W., 670.00 FEET; THENCE S. 89° 39' 06" E., 120.00 FEET; THENCE N. 00° 20' 54" E., 670.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AND CREATED BY EASEMENT AGREEMENT FOR DRAINAGE AND ACCESS RECORDED IN OFFICIAL RECORD BOOK 849, PAGE 654, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.