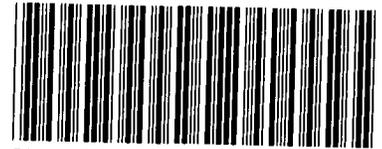


Prepared by and

Return to:

Tiffany A. DiIorio, Esq.  
Adams and Reese LLP  
101 E. Kennedy Blvd. Ste. 4000  
Tampa, Florida 33602

Parcel No.: 1820130020021700420  
1820130010007500010  
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2012043520 6 PGS

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$52.50  
DOCUMENTARY TAX: \$3,831.10  
# 2012043520 BK:2507 PG:861  
10/02/2012 03:17 PM 6 PGS  
TSTEELFOX,DC Receipt #041730

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** dated this 24<sup>th</sup> day September, 2012, between SMW Properties, Inc., a Florida corporation, whose mailing address is 7 Byrsonima Court W. Homosassa, Florida 34446 (the “Grantor”) and **CRM FLORIDA PROPERTIES, LLC**, a Georgia limited liability company, whose mailing address is 303 Peachtree Center Avenue, Suite 3600, Atlanta, Georgia 30308 (the “Grantee”).

(Wherever used herein the terms “Grantor” and “Grantee” shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successor and assigns of corporations, wherever the context so admits or requires).

**WITNESSETH:**

That Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, conveyed and sold, and does hereby grant, bargain, convey and sell unto Grantee, forever, the following described land, situated, lying and being in Citrus County, Florida:

See **Exhibit “A”**, attached hereto and incorporated herein by this reference.

Together with: (i) all tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining; (ii) all building and other improvements now or hereafter located thereon; and (iii) all of Grantor’s right, title and interest, if any, in and to the streets, avenues, roads, ways, alleys, waterways, canals, upon or proposed, in front of or adjoining same (collectively, the “Property”).

**TO HAVE AND TO HOLD** the above-described Property in fee simple forever.

This conveyance is made subject to (i) real estate taxes and assessments; (ii) zoning and other restrictions, regulations and prohibitions imposed by governmental authorities; (iii) encroachments, boundary line disputes and other matters which would be disclosed by a current accurate survey of the Property; and (iv) such restrictions, limitations, easements, liens and other matters of records, including without limitation those that are specifically set forth on **Exhibit “B”**, attached hereto and incorporated

herein by this reference, provide that this reference shall not operate to reimpose any of the same (collectively, the “**Permitted Exceptions**”).

Grantor does hereby covenant with Grantee that, except for the Permitted Exceptions, at the time of delivery of this deed, the Property was free from all encumbrances made by the Grantor and that Grantor will warrant and defend the same against the lawful claims of all persons claiming by, through or under Grantor, but no others.

This conveyance is an absolute conveyance of fee simple title by Grantor to Grantee, in lieu of foreclosure of the Amended, Restated and Consolidated Mortgage and Security Agreement dated October 2006, and recorded on October 16, 2006, at Official Records Book 2059, Page 1262, as modified by that certain Modification of Mortgage and Other Loan Documents and Spreader Agreement dated June 3, 2009, and recorded on June 9, 2009, at Official Records Book 2291, Page 2306, all of the public records of Citrus County, Florida (collectively, the “**Mortgage**”) executed by SMW Properties, Inc., a Florida corporation, as mortgagor (“**Mortgagor**”), in favor of SunTrust Bank, as assigned by that certain Assignment of Mortgage and Loan Documents dated November 9, 2011, and recorded on November 15, 2011, at Official Records Book 2448, Page 1388, of the public records of Citrus County, Florida, executed by SunTrust Bank in favor of CRM Florida Properties, LLC (“**Mortgagee**”). This deed is given pursuant to a separate agreement between Mortgagor/Grantor and Grantee/Mortgagee, which provides that the deed be executed and delivered to the Grantee/Mortgagee in consideration (together with other consideration) of the full release by Grantee of Grantor from all personal liability under said Mortgage and Note secured thereby, in effect as well as in form, and is not intended to serve or operate as a mortgage, security agreement, trust conveyance or security interest of any kind.

The lien, operation, effect and dignity of the mortgage and other loan documents establishing and evidencing the outstanding lien on the Property in favor of CRM Florida Properties, LLC (the “**Loan Documents**”) shall remain unimpaired and unaffected by this deed, and this deed is not intended to, and shall not, operate to effect any merger of the right, title and interest conveyed to Grantee hereunder, and the right and interest of the holder of the Loan Documents, regardless of whether or not such holder is one and the same party as Grantee.

This conveyance is an absolute conveyance for value and is not intended to be additional collateral for any debt owed the Grantee or SunTrust Bank.

*[signatures on following page]*

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and delivered as of the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
Name: Steve Ponticos

[Signature]  
Name: LARRY TATE

SMW PROPERTIES, INC.  
a Florida corporation

By: [Signature]  
Name: Nancy S. Ponticos  
Title: President

"GRANTOR"

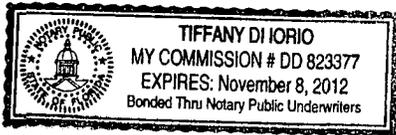
STATE OF FLORIDA )  
COUNTY OF Citrus )

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of September, 2012, by Nancy S. Ponticos, as President of SMW Properties, Inc., a Florida corporation, on behalf of the Corporation. He/She is personally known to me OR  produced a FL Driver's License as identification.

P532-637-54-562-0  
[AFFIX NOTARIAL SEAL]

[Signature]

Print Name: Tiffany A. DiIorio  
Notary Public, State of Florida



**EXHIBIT "A"**

[Legal Description]

Lot 42, Block B-217, OAK VILLAGE, Sugarmill Woods, according to the plat thereof as recorded in Plat Book 9, Pages 86 through 150, Plat Book 10, Pages 1 through 150, and Plat Book 11, Pages 1 through 16, Public Records of Citrus County, Florida; as amended in Plat Book 9, Page 87-A, Public Records of Citrus County, Florida.

AND

Lots 1 and 2, Block B-75; Lots 8 and 11, Block B-110; Lots 19, 23, 33, 53 and 54, Block B-111, CYPRESS VILLAGE, Sugarmill Woods, according to the plat thereof as recorded in Plat Book 9, Pages 86 through 150, Plat Book 10, Pages 1 through 150, and Plat Book 11, Pages 1 through 16, Public Records of Citrus County, Florida; as amended in Plat Book 9, Page 87-A, Public Records of Citrus County, Florida.

**EXHIBIT "B"**

[Permitted Exceptions]

1. Taxes and assessments for the year 2012 and subsequent years, which are not yet due and payable.
2. Easements, claims of easements, boundary line disputes, overlaps, encroachments or other matters not shown by the public records which would be disclosed by an accurate survey of the Land.
3. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
4. Matters as shown on plat recorded in Plat Book 9, Pages 86 through 150, Plat Book 10, Pages 1 through 150, and Plat Book 11, Pages 1 through 16, Public Records of Citrus County, Florida; as amended in Plat Book 9, Page 87-A, Public Records of Citrus County, Florida.
5. Restrictions, covenants, conditions and easements, which include provisions for (i) an easement on the land; (ii) a lien for liquidated damages; and (iii) a private charge or assessments, as contained in Official Records Book 342, Page 770, as amended or affected by the following: Official Records Book B-1, Page 1; Official Records Book 350, Page 637; Official Records Book 377, Page 617; Official Records Book 443, Page 411; Official Records Book 462, Page 672; Official Records Book 527, Page 11; Official Records Book 532, Page 469; Official Records Book 537, Page 1911; Official Records Book 538, Page 1313; Official Records Book 621, Page 2158; Official Records Book 621, Page 2166; Official Records Book 820, Page 477; Official Records Book 828, Page 1265; Official Records Book 944, Page 1596; Official Records Book 958, Page 527; Official Records Book 1020, Page 1925; Official Records Book 1020, Page 1930; Official Records Book 1034, Page 1875; Official Records Book 1046, Page 1944; Official Records Book 1046, Page 1954; Official Records Book 1076, Page 293; Official Records Book 1081, Page 273; Official Records Book 1110, Page 236; Official Records Book 1156, Page 1988; Official Records Book 1214, Page 2073; Official Records Book 1292, Page 1996; Official Records Book 1408, Page 160; Official Records Book 1448, Page 625; Official Records Book 1498, Page 10; Official Records Book 1816, Page 1429; Official Records Book 1945, Page 652; Official Records Book 2031, Page 1906; Official Records Book 2062, Page 991; Official Records Book 2115, Page 1431; Official Records Book 2132, Page 2099; Official Records Book 2170, Page 2206; Official Records Book 2187, Page 2260; Official Records Book 2252, Page 481; Official Records Book 2293, Page 661; Official Records Book 2293, Page 679; Official Records Book 2352, Page 700; Official Records Book 2352, Page 719; Official Records Book 2366, Page 843; Official Records Book 2468, Page 2137; Official Records Book 2468, Page 2143; Official Records Book 2493, Page 2435; Official Records Book 2493, Page 2439; and Official Records Book 2493, Page 2442.
6. Grant of Easement with Limited Warranty in favor of Southern States Utilities, Inc., recorded in Official Records Book 799, Page 1723.
7. Developer's Agreement by and between Southern States Utilities, Inc., and Punta Gorda Developers, Inc., recorded in Official Records Book 799, Page 1736, as amended in Official Records Book 850, Page 1611, and affected by Assignment of Utility Agreements recorded in Official Records Book 1110, Page 242.
8. Amended, Restated and Consolidated Mortgage in favor of SunTrust Bank recorded in Official Records Book 2059, Page 1262; Modification and Spreader Agreement recorded in Official Records Book 2291, Page 2306; together with Assignment of Rents recorded in Official Records Book 1799,

Page 429, Official Records Book 1799, Page 838, Official Records Book 1799, Page 872 and UCC Financing Statement recorded in Official Records Book 2059, Page 1273, which was continued in Official Records Book 2415, Page 1258, all as assigned to CRM Florida Properties, LLC, a Georgia limited liability company, by virtue of Assignment of Mortgage and Loan Documents recorded in Official Records Book 2448, Page 1388.

9. The rights of tenants in possession under bona fide leases pursuant to the provisions of the Federal "Helping Families Save Their Homes Act" of 2009. (As to Lots 1 and 2, Block B-75, of herein described CYPRESS VILLAGE).