

This instrument prepared by:

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Parcel I.D. No.: 01-3231-063-0490

Grantee's Tax I.D. No(s) _____

(Reserved for Clerk of Court)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of the 15th day of December, 2009 by **1800 - CLUB, LTD., a Florida limited partnership**, Grantor, whose office address is 1200 Brickell Avenue, Suite 1720, Miami, Florida 33131 to **Cape Fairweather Commercial Enterprises, LLC, a Florida limited liability company**, Grantee, and whose mailing address is 999 Ponce De Leon Blvd., Suite 1135, Coral Gables, FL 33134. Wherever used herein, the terms "Grantor" and "Grantee" shall include, as to each party, to this instrument, its heirs, legal representatives and assigns.

WITNESSETH:

GRANTOR, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee, the following described land situated and being in Miami-Dade County, Florida (the "Property"):

Unit **2002**, of **1800 Club, a Condominium** according to the Declaration of Condominium thereof, as recorded November 21, 2007, in Official Records Book 26060, at Page 2296 of the Public Records of Miami-Dade County, Florida, as amended and/or supplemented from time to time, together with an undivided interest in the common elements appurtenant thereto.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or appertaining thereto.

THIS CONVEYANCE is subject to: taxes and assessments for the current calendar year and all subsequent years; zoning ordinances, restrictions, prohibitions and other requirements imposed by governmental authority; conditions, restrictions, reservations, limitations and easements of record, if any, but this reference shall not operate to reimpose same; all standard printed exceptions contained in an ALTA Owner's title insurance policy issued in Miami-Dade County, Florida; all matters for which title insurance coverage is provided to Grantee; restrictions, conditions, easements, covenants, liens, terms and limitations set forth in the Declaration of Condominium referenced above and in that certain Declaration of Covenants, Restrictions, and Reciprocal Easements for The 1800 Club, and all exhibits thereto, all as amended or modified from time to time (collectively, the "Declarations").

GRANTOR hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, other than those matters described above. Grantee, by acceptance and recordation of this Deed, expressly and specifically approves, accepts, covenants and agrees to be bound by and to assume performance of all of the applicable provisions and requirements set forth in the Declarations and all amendments and/or supplements thereto.

