

Prepared by:  
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### **SPECIAL WARRANTY DEED**

THIS INDENTURE, made and executed this \_\_\_ day of \_\_\_\_\_, 2019, by Delray Beach Community Redevelopment Agency, a Florida public body corporate and politic created pursuant to Section 163.356 F.S., whose mailing address is 20 N. Swinton Ave., Delray Beach, Florida 33444 ("**Grantor**") to BH3 Management, LLC, a Florida limited liability company, whose mailing address is 21500 Biscayne Blvd., Suite 302, Aventura Florida ("**Grantee**").

#### W I T N E S S E T H:

THAT Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and adequacy of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, certain real property located in Palm Beach County, Florida ("**Property**") which is more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof.

TOGETHER with all the easements, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining; and

SUBJECT TO that certain Repurchase Agreement entered into between Grantor and Grantee and recorded simultaneously herewith; and

FURTHER SUBJECT TO that certain Restrictive Covenant executed by Grantor and Grantee and recorded simultaneously herewith.

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

AND Grantor hereby covenants with Grantee that Grantor will warrant and defend the Property against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other, and that the Property is free of all encumbrances, except taxes accruing subsequent to December 31, 2018 and except for restrictions, limitations, easements and matters of record, provided that this reference shall not serve to reimpose same.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed the day and year first above written.

WITNESSES:

DELRAY BEACH COMMUNITY  
REDEVELOPMENT AGENCY

\_\_\_\_\_  
Witness

Print Name:

\_\_\_\_\_  
By:

Title: Chair

\_\_\_\_\_  
Witness

Print Name:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2019, by \_\_\_\_\_, as Chair of the Delray Beach Community Redevelopment Agency, on behalf of the agency, who is ( ) personally known to me or ( ) produced a Florida driver's license as identification.

\_\_\_\_\_  
NOTARY PUBLIC, State of Florida

\_\_\_\_\_  
Print Name

My Commission expires: \_\_\_\_\_

Serial No.: \_\_\_\_\_

(SEAL)

EXHIBIT “A”