

**THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:**

James N. Carlin Jr.
Roetzel & Andress, LPA
420 S. Orange Ave., 7th Floor
Orlando, FL 32801
(407) 835-8553

Purchase Price: \$600,000.00
State Documentary Stamps: \$4,200.00

COPY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 21st day of November, 2014, by **MARINER COVE-FORT PIERCE LIMITED PARTNERSHIP**, a Florida Limited Partnership, whose mailing address is 24151 Ventura Blvd., Calabasas, California 91302 (hereinafter referred to as the "Grantor") to **MARINER COVE BUILDERS, LLC**, a Florida limited liability company, whose mailing address is 1400 E. Oakland Park Blvd., Ste., 103, Ft. Lauderdale, Florida 33334 (hereinafter referred to as the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, partnerships [including joint ventures], public bodies and quasi-public bodies.)

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of TEN AND (NO/100) DOLLARS (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alienate, remise, release, convey and confirm unto the Grantee all that certain parcel of land lying situated in St. Lucie County, Florida more particularly described as follows:

See Exhibit "A" (hereinafter referred to as the "Property").

Parcel ID#: 2430-234-0001-000/3; 2430-231-0091-000/4

TOGETHER with all of the Grantor's interest in and to all tenements, hereditaments, easements and appurtenances, including riparian rights, if any, belonging or in anywise appertaining to the Property.

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

AND Grantor hereby covenants with Grantee that the Property is free from all encumbrances placed on the Property by Grantor, and that Grantor will warrant and defend Grantee's title against lawful claims of all persons claiming by, through or under Grantor but against none other, except for ad valorem taxes for 2015 and subsequent years, and easements, restrictions, reverts, conditions and other matters of record, provided, however that reference herein shall not act to reimpose the same.

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IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, by its proper officer thereunto duly authorized as of the day and year first above written.

Signed, sealed and delivered

MARINER COVE-FORT PIERCE LIMITED PARTNERSHIP, a Florida Limited Partnership

COPY

Signature [Signature]
Print Name Lisa Ward

Signature [Signature]
Print Name Dina Gonzalez

By: FL HHPII GP, LLC, a Florida limited liability company, General Partner

By: Hearthstone, Inc., a California corporation d/b/a in Florida as Hearthstone Advisors, Inc., Manager

By: [Signature]
Name: STEWART PERATA
Title: VP- GENERAL COUNSEL

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT was acknowledged before me this _____ day of November, 2014, by _____ as _____ of Hearthstone, Inc., a California corporation d/b/a in Florida as Hearthstone Advisors, Inc., as Manager of FL HHPII GP, LLC, a Florida limited liability company, General Partner of MARINER COVE-FORT PIERCE LIMITED PARTNERSHIP, a Florida Limited Partnership, who [] is personally known to me or [] produced _____ as identification, and that he acknowledged executing the same on behalf of said company in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said company.

Notary Signature

Print/Type Name

(Notarial Seal)

8810418_1 **COPY**

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

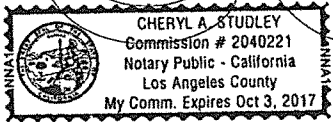
CIVIL CODE § 1189

State of California

County of LOS ANGELES

On NOV 24, 2014 before me, CHERYL A. STUDLEY, NOTARY PUBLIC

personally appeared STEVEN C. PIRATH



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Cheryl A. Studley

OPTIONAL
Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: SPECIAL WARRANTY DEED

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

- Signer's Name: _____ Signer's Name: _____
 Corporate Officer -- Title(s): _____ Corporate Officer -- Title(s): _____
 Individual Individual
 Partner -- Limited General Partner -- Limited General
 Attorney in Fact Attorney in Fact
 Trustee Trustee
 Guardian or Conservator Guardian or Conservator
 Other: _____ Other: _____

Signer Is Representing: _____ Signer Is Representing: _____

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EXHIBIT "A"

Property

Parcel 1:

The Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 30, Township 35 South, Range 40 East, less the East 75 feet thereof, St. Lucie County, Florida.

and

The Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 30, Township 35 South, Range 40 East, St. Lucie County, Florida.

and

From the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 30, Township 35 South, Range 40 East, run South 00° 30' West along the Quarter-Quarter section line a distance of 653.16 feet for the Point of Beginning; thence continue South 00° 30' West a distance of 88.12 feet to a point on the top of a bluff of Ten Mile Creek; thence run South 54° 51' 30" West along said creek a distance of 413.70 feet; thence run North 1° 32' East a distance of 318.28 feet; thence run North 88° 36' East a distance of 330.67 feet to the Point of Beginning, being in St. Lucie County, Florida.

Parcel 2:

North one-half (N 1/2) of Southwest Quarter (SW 1/4) of Northwest Quarter (NW 1/4) of Section 30, Township 35 South, Range 40 East, excepting therefrom all rights of way for drainage canal and public road purpose; Said land lying and being in St. Lucie County, Florida.

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