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Parcel Identification Number(s): 05-3119-010-0630; 05-3119-010-0640; 05-3119-013-1010;
05-3119-010-2480; 05-3119-010-0620; 05-3119-010-0680;
and 05-3119-010-0690

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into as of the 17 day of December, 2019, by and between **Fair Havens Real Estate, LLC**, a Florida limited liability company ("Grantor"), whose mailing address is 5151 Church Street, Skokie, IL 60077, and **Fair Havens Propco, LLC**, a Delaware limited liability company, as to a thirty-three and 01/100 percent (33.01%) undivided interest as tenant-in-common, Fair Havens Philipson TIC Member I, LLC, as to an eleven and 41/100 percent (11.41%) undivided interest as tenant-in-common, Fair Havens Philipson TIC Member II, LLC, as to a twenty-one and 19/100 percent (21.19%) undivided interest as tenant-in-common and Fair Havens Philipson TIC Member III, LLC as to a thirty-four and 39/100 percent (34.39%) undivided interest as tenant-in-common ("Grantee"), whose mailing address is 22 Pleasant Ridge Road, Spring Valley, NY 10977.

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S. \$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida, to-wit:

SEE **EXHIBIT A** ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE THERETO,

TOGETHER with all the tenements, hereditaments and appurtenances, and every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining (collectively, the "Property").

SUBJECT TO the encumbrances and exceptions described on **EXHIBIT B** attached hereto and incorporated herein by reference thereto (collectively, "Permitted Exceptions").

THIS PROPERTY IS NOT THE HOMESTEAD OF GRANTOR.

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

AND Grantor does hereby warrant that, subject to and except for the Permitted Exceptions, the title to the Property is free from all encumbrances made by Grantor, and that subject to and except for the Permitted Exceptions, Grantor will defend the same against the lawful claims and demands of all persons and entities claiming by, through or under Grantor, but against none other.

[SIGNATURES CONTAINED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused these presents to be signed and sealed the day and year above written.

Fair Havens Real Estate, LLC
a Florida limited liability company

By Fair Havens Holding Company, LLC
a Florida limited liability company

By DVAR Tove, LLC
a Florida limited liability company

By: [Signature]
Morris I. Esformes
Manager, DVAR Tove, LLC

Signed, sealed and delivered
in the presence of:

[Signature]
(Witness Signature)

Print Name: JWONA KWASNY

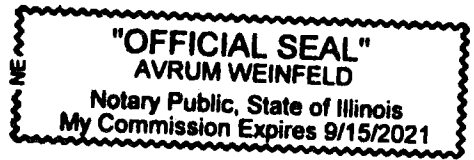
[Signature]
(Witness Signature)

Print Name: Shoshana Tarshish

STATE OF ILLINOIS
COUNTY OF COOK

The foregoing instrument was acknowledged before me this 28 day of Oct, 2019, by Morris I. Esformes, as Manager of DVAR Tove, LLC, a Florida limited liability company, which is the Manager of Fair Havens Holding Company, LLC, a Florida limited liability company, which is the Manager of Fair Havens Real Estate, LLC, a Florida limited liability company, on behalf of Fair Havens Real Estate, LLC. He is [select one]:

- Personally Known;
 - or
 - Produced Identification.
- Type of Identification Produced: _____



[Signature]
Notary Public - (Signature)

Print Name: Avrum Weinfeld

My Commission Expires: _____

EXHIBIT A
Legal Description of Property

Lot 1, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida; and

Lot 2, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami-Dade County, Florida; and

Tract B, Block 97, REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereto as recorded in Plat Book 34, at Page 40, of the Public Records of Miami-Dade County, Florida, being identical wit Lots 19 and 20, Block 97, Section 2 of Country Club Estates, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida; and

All of Block 116, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida, and 40 foot alley lying South and adjacent, closed per ordinance 69-429, and North 10 feet of Lots 1 through 10, Block 96, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami-Dade County, Florida; and

South 120 feet of Lots 1 through 10, Block 96, and 16 foot alley lying North and adjacent, closed per ordinance 87-120, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida; and

Lot 18, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida; and

Lot 21, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida.

EXHIBIT B
Permitted Exceptions

1. Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable.
2. Resolution Amending the Proposed Site Designation of Fair Havens Center recorded February 22, 1990 in Official Records Book 14441, Page 2340.
3. Covenant Running With the Land in favor of Miami-Dade County recorded July 7, 2009, in Official Records Book 26929, Page 4598.
4. Grant of Easement recorded April 19, 2011, in Official Records Book 27657, Page 3100.