

This document prepared by:

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P.O. Drawer 1550
Bradenton, Florida 34206
(941) 748-0151
Parcel ID #: 25816.0020/9 (a portion thereof)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made this 24 day of June, 2001, by and between W.C. Riviera Partners, L.C., a Florida limited liability company, ("Grantor"), whose address is 590 Haben Blvd., Palmetto, Florida 34221, and R.D. Marina, LLC, a Florida limited liability company whose post office address is 417 12th St. W, Suite 200, Bradenton, Florida 34205 ("Grantee").

W I T N E S S E T H

That the Grantor, in consideration of the sum of Ten Dollars and other valuable consideration paid by the Grantee, receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to the Grantee, its successors and assigns forever, real property in Manatee County, Florida:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF ("Property").

To have and to hold the same in fee simple forever.

Together with and subject to a non-exclusive, perpetual, cross access easement for vehicular and pedestrian ingress and egress over and across the property set forth on Exhibit "C" attached hereto and by reference made a part hereof and referred to as the "Cross Access Easement." Grantor hereby expressly reserves unto itself, its heirs, successors, and assigns, a perpetual non-exclusive easement over, across and upon the Cross Access Easement for vehicular and pedestrian ingress and egress for the benefit of the lands immediately north of and adjacent to the Property. Grantor and Grantee further agree that parallel parking spaces may be located within the Cross Access Easement along the north and south boundary thereof, that medians, landscaping, curbing and similar improvements may be installed within the easement area and that overhangs, canopies, awnings or similar structures may be constructed that extend into the Cross Access Easement provided such parking and structures have been approved by the Architectural Control Committee of the Master Association of Riviera Dunes and do not prevent one lane of travel in each direction.

By acceptance of this deed, Grantee agrees to join in and consent to a plat or plats, permit applications, site plan applications or other applications for governmental approvals proposed for Riviera Dunes or any portion thereof (to the extent required by virtue of Grantee's interest in the

By acceptance of this deed, Grantee agrees to join in and consent to a plat or plats, permit applications, site plan applications or other applications for governmental approvals proposed for Riviera Dunes or any portion thereof (to the extent required by virtue of Grantee's interest in the Land) provided same is in conformance with currently-approved plans for the development known as Riviera Dunes and does not interfere with Grantee's use of the Property. Further, Grantee and Grantee's successors or assigns (as applicable) will cause its mortgagees (if any) to join in and consent to any above referenced plat.

The benefits and obligations hereunder shall inure to and be binding upon the successors and assigns of the respective parties hereto, and the Grantor does hereby fully warrant title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

This conveyance is subject to matters set forth on **Exhibit "B"** attached hereto.

The easements, restrictions and agreements hereunder shall run with the land and be binding upon and enforceable by Grantee and Grantor, and their successors and assigns.

[SIGNATURE LINE CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Karen L. Calver
 Print name: Karen L. Calver
Caleb J. Grimes
 Print name: CALEB J. GRIMES

W.C. Riviera Partners, L.C., a Florida limited liability company by its manager, Riviera Dunes Resorts Management Company, a Florida corporation

By: Linda J. Svenson
 Linda J. Svenson
 as its: President

STATE OF FLORIDA)
 COUNTY OF MANATEE)

The foregoing instrument was acknowledged before me this 22 day of June, 2001, by Linda J. Svenson, the President of Riviera Dunes Resorts Management Company, a Florida corporation as the manager of W.C. Riviera Partners, L.C., a Florida limited liability company, on behalf of the limited liability company, ☒ who is personally known to me or ☐ who has produced _____ as identification.

My commission expires:

Karen L. Calver
 Notary Public
Karen L. Calver
 (Printed Name of Notary)

L:\riviera dunes\carter, marina\Closing Documents #20453\spec warranty deed. rev.wpd\klc\June 22, 2001



EXHIBIT "A"**PARCEL 1:****DESCRIPTION: MARINA PARCEL**

COMMENCE AT THE SOUTHWEST CORNER OF TRACT "H" OF THE PLAT OF THE NORTHSORE AT RIVIERA DUNES PHASE 1-A. ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 19, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND RUN SOUTH FOR A DISTANCE OF 98.69 FEET; THENCE S.26° 33'54"E. FOR A DISTANCE OF 30.66 FEET TO THE START OF A TANGENT CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 44.00 FEET, A CENTRAL ANGLE OF 26° 33'54", A CHORD OF 20.22 FEET WHICH BEARS S.13° 16'57"E, FOR A DISTANCE OF 20.40 FEET; THENCE SOUTH FOR A DISTANCE OF 232.00 FEET TO THE START OF A TANGENT CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 166.00 FEET, A CENTRAL ANGLE OF 90° 01'28". A CHORD OF 234.81 FEET WHICH BEARS S.45° 00'44"W., FOR A DISTANCE OF 260.82 FEET; THENCE N.89° 58'32"W., FOR A DISTANCE OF 549.45 FEET; THENCE S.00° 13'04"E. FOR A DISTANCE OF 279.75 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S.00° 13'04"E. FOR A DISTANCE OF 175.00 FEET; THENCE S.89° 46'56"W. FOR A DISTANCE OF 500.00 FEET; THENCE N.00° 13'04"W. FOR A DISTANCE OF 175.00 FEET; THENCE N.89° 46'56"E., FOR A DISTANCE OF 500.00 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 24, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

PARCEL 2:**DESCRIPTION: (MARINA DOCKS)**

COMMENCE AT THE SOUTHWEST CORNER OF TRACT "H" OF THE PLAT OF THE NORTHSORE AT RIVIERA DUNES PHASE 1-A. ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 19, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND RUN SOUTH FOR A DISTANCE OF 98.69 FEET; THENCE S.26° 33'54"E. FOR A DISTANCE OF 30.66 FEET TO THE START OF A TANGENT CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 44.00 FEET, A CENTRAL ANGLE OF 26° 33'54", A CHORD OF 20.22 FEET WHICH BEARS S.13° 16'57"E, FOR A DISTANCE OF 20.40 FEET; THENCE SOUTH FOR A DISTANCE OF 232.00 FEET TO THE START OF A TANGENT CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 166.00 FEET, A CENTRAL ANGLE OF 90° 01'28". A CHORD OF 234.81 FEET WHICH BEARS S.45° 00'44"W., FOR A DISTANCE OF 260.82 FEET; THENCE N.89° 58'32"W., FOR A DISTANCE OF 549.45 FEET; THENCE S.00° 13'04"E., A DISTANCE OF 454.75 FEET FOR A POINT OF BEGINNING; THENCE S.03° 39'59"E., A DISTANCE OF 318.58 FEET; THENCE S.89° 46'15"E., A DISTANCE OF 778.60 FEET; THENCE N.00° 22'41"E., A DISTANCE OF 653.02 FEET; THENCE N.86° 42'01"W., A DISTANCE OF 673.13 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 93° 31'03", A CHORD BEARING OF S.46° 32'28"W., AND A CHORD DISTANCE OF 182.12 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 204.02 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.00° 13'04"E., A DISTANCE OF 245.44 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN SECTION 24, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

PARCEL 3:

Together with those certain non-exclusive real property easements benefiting Parcels 1 and 2 as set forth in Declaration of Easements for Riviera Dunes recorded in Official Records Book 1677, Page 1381 and amended in Official Records Book 1688, Page 4362, of the Public Records of Manatee County, Florida.

PARCEL 4:

Together with that certain non-exclusive cross access easement as set forth in Deed from W.C. RIVIERA PARTNERS, L.C., a Florida Limited Liability Company to R.D. MARINA, LLC, a Florida Limited Liability Company recorded in Official Records Book 1688, page 4384, of the Public Records of Manatee County, Florida.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Real estate taxes for the year 2001 and subsequent years.
2. Matters contained in the City of Palmetto Land Development Code, zoning ordinances affecting the Land, and other applicable governmental laws, ordinances, rules and regulations, including but not limited to the Riviera Dunes DRI Development Order.
3. Agreement by and between Manatee Gateway I and the State of Florida department of Environmental Regulation recorded in Official Record Book 1373, Page 2844, of the Public Records of Manatee County, Florida.
4. Terms, provisions and conditions set forth in Sovereign Submerged Lands Easement granted by the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida to Manatee Gateway I, a Joint Venture, a Florida general partnership, recorded in Official Record Book 1378, Page 1557; assigned to Riviera Dunes Resorts, Inc. by Assignment recorded in Official records Book 1608, Page 2309, and Assignment to W.C. Riviera Partners, L.C. recorded in Official Records Book 1641, Page 2860, of the Public Records of Manatee County, Florida.
5. Notice of the Execution of a Preliminary Development Agreement by RIVIERA DUNES RESORTS, INC., a Florida corporation recorded in Official Record Book 1550, Page 7305 and Official Record Book 1588, Page 3872, and Notice of Modification of Development Order recorded in Official Records book 1647, Page 917, of the Public Records of Manatee County, Florida.
6. Terms, covenants, conditions, restrictions, easements, assessments and possible liens crated by and set forth in the Master Declaration of Covenants, Conditions, Restrictions and Easements for Riviera Dunes, recorded November 24, 1999, in Official Records Book 1616, Page 4557, of the Public Records of Manatee County, Florida, including, but not limited to one or more of the following: provisions for private charges or assessment; liens for liquidated damages; and/or option, right of first refusal or prior approval of a future purchaser or occupant; but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national original unless and only to the extent that said covenant(s): (a) is except under Chapter 42, Section 3607 of the United States; or (b) relates to handicap, but does not discriminate against handicapped persons.
7. Terms, provisions, conditions and easement for ingress, egress set forth in Declaration of Easement for Riviera Dunes Waterfront recorded in Official Records Book 1688, Page 4367, of the Public Records of Manatee County, Florida.

8. Term, provision and conditions of Declaration of Easements for Riviera Dunes recorded in Official Records Book 1677, Page 1381 and amended in Official Records Book 1688, Page 4362, of the Public Records of Manatee County, Florida.
9. Easement granted to Florida Power and Light Company, recorded in Official Records Book 1680, Page 481, of the Public Records of Manatee County, Florida, as to Parcel 3 only.
10. Any and all residual royalty rights of Coastal Petroleum Company, or its assigns, resulting from any agreements with the Trustees of the Internal Improvement Trust Fund of Florida, which does not include the right of entry for exploration, mining or drilling.

EXHIBIT "C"
60' WIDE CROSS ACCESS EASEMENT

DESCRIPTION: (60 FOOT WIDE CROSS ACCESS EASEMENT)

COMMENCE AT THE SOUTHWEST CORNER OF TRACT "H" OF THE PLAT OF THE NORTHSHORE AT RIVIERA DUNES PHASE 1-A. ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 19, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND RUN SOUTH FOR A DISTANCE OF 98.69 FEET; THENCE S.26°33'54"E. FOR A DISTANCE OF 30.66 FEET TO THE START OF A TANGENT CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 44.00 FEET, A CENTRAL ANGLE OF 26°33'54", A CHORD OF 20.22 FEET WHICH BEARS S.13°16'57"E, FOR A DISTANCE OF 20.40 FEET; THENCE SOUTH FOR A DISTANCE OF 232.00 FEET TO THE START OF A TANGENT CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 166.00 FEET, A CENTRAL ANGLE OF 90°01'28". A CHORD OF 234.81 FEET WHICH BEARS S.45°00'44"W., FOR A DISTANCE OF 260.82 FEET; THENCE N.89°58'32"W., FOR A DISTANCE OF 549.45 FEET; THENCE N.00°13'04"W., FOR A DISTANCE OF 15.53 FEET; THENCE S.89°46'56"W., FOR A DISTANCE OF 465.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S.44°46'56"W. AND A CHORD DISTANCE OF 49.50 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 54.98 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.00°13'04"E., A DISTANCE OF 230.28 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S.00°13'04"E., A DISTANCE OF 60.00 FEET; THENCE N.89°46'56"E., A DISTANCE OF 391.51 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 276°22'46", A CHORD BEARING OF N.00°13'04"W. AND A CHORD DISTANCE OF 60.00 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 217.07 FEET; THENCE S.89°46'56"W., A DISTANCE OF 391.51 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 24, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

THE ABOVE DESCRIBED PARCEL CONTAINS 0.67 ACRES, MORE OR LESS.