

This Instrument Prepared by:

Property Appraiser's  
Parcel Identification Number \_\_\_\_\_

**SPECIAL CONDOMINIUM WARRANTY DEED**

This INDENTURE, made this \_\_\_\_ day of \_\_\_\_\_, 201\_\_, by and between ALIDADE STAR TOWER, LLC, a Michigan limited liability company, whose principal office is located at 36400 Woodward Avenue, Suite 200, Bloomfield Hills, Michigan 48304, Attention: Geoffrey Langdon, hereinafter referred to as "Grantor," and \_\_\_\_\_, whose post office address is \_\_\_\_\_, hereinafter referred to as "Grantee."

**WITNESSETH:**

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's heirs and assigns forever, the following described real property situated, lying and being in Orange County, Florida, *to wit*:

Unit \_\_\_\_\_ of STAR TOWER CONDOMINIUM ("Condominium"), according to the Declaration of Condominium thereof ("Declaration"), recorded in Official Records Book 9454, Page 3593, et seq., of the Public Records of Orange County, Florida, and any and all amendments thereto, together with an undivided share or percentage interest in and to the common elements appurtenant thereto as specified in said Declaration.

Grantee, by acceptance hereof, and by agreement with Grantor, hereby expressly assumes and agrees to be bound by and to comply with all of the covenants, terms, conditions and provisions set forth and contained in the Declaration, including, but not limited to, the obligation to make payment of assessments for the maintenance and operation of the Condominium.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 201\_\_ and subsequent years, which are not yet due and payable.
2. Applicable zoning regulations and ordinances.

3. All of the covenants, agreements, conditions, reservations, restrictions and easements of record, if any, which may now affect the afore-described property.

4. Perpetual easement for encroachments now existing or hereafter existing caused by the settlement or movement of improvements or caused by minor inaccuracies in building or rebuilding.

5. Terms, provisions, restrictive covenants, conditions, reservations, rights, duties and easements, contained in the Declaration of Condominium of Star Tower Condominium, and all exhibits annexed thereto, including all amendments and modifications thereto, including, but not limited to, a lien for charges and assessments recorded in Official Records Book 9454, Page 3593, et seq., of the Public Records of Orange County, Florida.

6. Such facts as an accurate survey would show.

7. All other matters of record.

AND FURTHER SUBJECT TO THOSE EXCEPTIONS AS LISTED ON EXHIBIT A  
ATTACHED AND MADE A PART HEREOF

And Grantor does hereby warrant the title to said property by, through and under the said Grantor and will defend the same against lawful claims of all persons claiming by, through or under Grantor.

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

WITNESSES:

ALIDADE STAR TOWER, LLC,  
a Michigan limited liability company

\_\_\_\_\_  
Print name:\_\_\_\_\_

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

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

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by \_\_\_\_\_, as \_\_\_\_\_ of ALIDADE STAR TOWER, LLC, a Michigan limited liability company, freely and voluntarily under authority duly vested in him/her by said corporation and that the seal affixed thereto is the true corporate seal of said company. He/She is personally known to me or has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_\_.

\_\_\_\_\_  
Notary Public  
Print Name:\_\_\_\_\_

## **EXHIBIT “A”**

1. Any loss or damage for unpaid assessments pursuant to Section 718.116(1)(a), Florida Statutes.
2. City of Orlando Downtown Development of Regional Impact Development Order recorded in Official Records Book 4362, Page 3368; Notice of Recordation of Omitted Exhibit from City of Orlando Downtown Development of Regional Impact Development Order recorded in Official Records Book 5157, Page 1002; First Amendment to Development Order for City of Orlando Downtown Development DRI ECFRPC #690-05 recorded in Official Records Book 4823, Page 1341, all of the Public Records of Orange County, Florida.
3. City Services Easement granted to City of Orlando, Florida by instrument recorded in Official Records Book 8161, Page 1154, of the Public Records of Orange County, Florida.
4. Cable Television Installation and Service Agreement dated December 14, 2006, by and between Star Creation Development, Inc., and Bright House Networks, LLC, as evidenced by Memorandum of Agreement dated December 14, 2006 and recorded February 28, 2007, in Official Records Book 9134, Page 3220, of the Public Records of Orange County, Florida.
5. Terms and conditions of Permanent Restriction of Air Rights Easement recorded in Official Records Book 9425, Page 4351, in the Public Records of Orange County, Florida.
6. Assignment of Bulk Assignee Rights executed by REDUS Florida Condos, LLC, to and in favor of Alidade Star Tower, LLC, dated June 26, and recorded on June 27, 2012, in Official Records Book 10400, Page 117, of the Public Records of Orange County, Florida.