

This instrument prepared by and after recording,
return to:

Kapp Morrison LLP
7900 Glades Road, Suite 550
Boca Raton, FL 33434
Attn: Stuart T. Kapp, Esq.

(Reserved for Clerk of Court)

Parcel ID No.: a portion of 02-3226-001-
1930

SPECIAL WARRANTY DEED

SPECIAL WARRANTY DEED, made as of the 15 day of June, 2022, by Sukkah Miami Beach Acquisitions, LLC, a Delaware limited liability company whose post office address is 7900 Glades Road, Suite 540, Boca Raton, Florida 33434, hereinafter referred to as "Grantor", in favor of SOV CMB Hotel Owner LLC, a Delaware limited liability company, whose post office address is c/o Spot On Ventures LLC, 250 Smoke Valley Road, Osterville, Massachusetts, 02655 hereinafter referred to as "Grantee".

W I T N E S E T H:

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 whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee the following described real property (the "Property") in Miami-Dade County, Florida:

"Hotel Unit" of 4000 COLLINS CONDOMINIUM, a Condominium, together with the undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium recorded in Official Records Book 33153, Page 4459, as amended from time to time, of the Public Records of Miami-Dade County, Florida

And together with all the rights, tenements, improvements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining.

This conveyance is subject to: taxes and assessments for 2022 and all subsequent years not yet due and payable; zoning ordinances, restrictions, prohibitions and other requirements imposed by governmental authority; conditions, restrictions, reservations, limitations and easements of record, if any, but this reference shall not operate to reimpose same; and restrictions, conditions, covenants, liens, terms and limitations set forth in the Declaration of Condominium referenced above and all exhibits thereto, all as amended or modified from time to time.

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

Grantor hereby warrants the title to the Property and will defend the same against the lawful

claims of all persons claiming by, through or under Grantor, but against none other.

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

Grantor:

Signed, sealed and delivered in the presence of two subscribing witnesses:

SUKKAH MIAMI BEACH ACQUISITIONS, LLC, a Delaware limited liability company

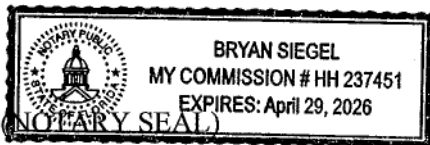
[Signature]
Print Name: Cyrene Rosenberg
[Signature]
Print Name: Katal Horvath

By: *[Signature]*
Name: Todd Rosenberg
Title: Authorized Signatory

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of (check one) ☒ physical presence or ☐ online notarization, this 10 day of June, 2022, by Todd Rosenberg, as the Authorized Signatory of Sukkah Miami Beach Acquisitions, LLC, a Delaware limited liability company, on behalf of the company. He (check one) ☒ is personally known to me or ☐ produced _____ as identification.



[Signature]
Notary Public