

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

AUG 21 2018

**THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:**

ORANGE COUNTY REAL ESTATE MGMT. DIV.
ATTN: MANAGER
400 E. SOUTH ST.
5TH FLOOR
ORLANDO, FL 32801

Part of Parcel I.D. (Folio) Number: 26-24-30-1445-01-000

SPECIAL WARRANTY DEED FOR IMPROVEMENTS

THIS SPECIAL WARRANTY DEED FOR IMPROVEMENTS, made and executed as of the ____ day of August, 2018, by SANFORD BURNHAM PREBYS MEDICAL DISCOVERY INSTITUTE, a California nonprofit public benefit corporation (f/k/a Burnham Institute for Medical Research), whose address is 10901 North Torrey Pines Road, La Jolla, California 92037 (hereinafter referred to as the "Grantor"), to ORANGE COUNTY, a charter county and political subdivision of the State of Florida, whose mailing address is PO Box 1393, Orlando, Florida 32802 (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, alien, remise, release, convey and confirm unto the Grantee all buildings, structures, fixtures, and other real property improvements of every kind and nature located on that certain land situate in Orange County, Florida, (collectively, the "Improvements") more particularly described as follows:

Lot 1, BURNHAM INSTITUTE FOR MEDICAL RESEARCH AT LAKE NONA PHASE 1, according to the plat thereof, recorded in Plat Book 73, Pages 40 through 42, inclusive, in the Public Records of Orange County, Florida (hereinafter, collectively referred to as the "Property").

Without limiting the generality of the foregoing, the Improvements include the bio-medical research facility presently known as the Sanford Burnham Prebys Medical Discovery Institute at Lake Nona, comprising approximately 170,000 square feet, the address of which is 6400 Sanger Road, Orlando, Florida 32827, together with all adjacent surface and subsurface infrastructure and utilities and all related on-site improvements, including parking, driveways, landscaping, hardscaping, signage, and irrigation.

TOGETHER with all of the Grantor's interest in and to all licenses, approvals, tenements, hereditaments and appurtenances belonging or in anywise appertaining to the Improvements and/or the Property.

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

AND the Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized of the Improvements in fee simple; that the Grantor has good right and lawful authority to sell and convey the Improvements; the Grantor does hereby warrant the title to the Improvements and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, and that the Improvements are free and clear of all liens, restrictions, leases, and encumbrances except for (1) taxes and assessments accruing subsequent to December 31, 2017, and (2) easements, encumbrances, and restrictions of record, but reference thereto shall not serve to reimpose the same.

[signature page follows]

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

SANFORD BURNHAM PREBYS MEDICAL
DISCOVERY INSTITUTE, a 501(c)(3)
California nonprofit public benefit corporation

Andrea Petty
Print Name: Andrea Petty

By: Knox Bell
Name: KNOX BELL
Title: Corporate Secretary

Cheryl Dearden
Print Name: Cheryl Dearden

STATE OF CALIFORNIA)

COUNTY OF SAN DIEGO)

On Aug 21, 2018 before me, Andrea Petty, Notary Public, personally appeared Knox Bell, as Corp. Secretary of **SANFORD BURNHAM PREBYS MEDICAL DISCOVERY INSTITUTE**, a 501(c)(3)-California nonprofit public benefit corporation, on behalf of the corporation, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person 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. He is personally known to me or has produced California Dr. License as identification.

WITNESS my hand and official-seal.

Signature Andrea Petty (Seal)

