

Send Tax Notice to and  
after recording return to:

T Baldwin Park FL, LLC  
16600 Dallas Parkway, Suite 300  
Dallas, Texas 75248  
Attn: Mr. Mushtak Khatri

### **Special Warranty Deed**

Wells Fargo Bank, N.A., as trustee of the registered holders of J.P. Morgan Chase Commercial Mortgage Securities Trust 2007-CIBC20, Commercial Mortgage Pass-Through Certificates, Series 2007-CIBC20 ("**Grantor**") for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00) cash and other good and valuable consideration to it paid by T Baldwin Park FL, LLC, a Texas limited liability company ("**Grantee**"), whose mailing address is 16600 Dallas Parkway, Suite 300, Dallas, Texas 75248, the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto the Grantee that certain tract of land ("**Land**") described in Exhibit "A" hereto, together with all improvements thereon and all rights and appurtenances appertaining thereto (herein collectively called the "**Property**").

This conveyance is given and accepted subject to (i) the permitted exceptions set forth on Exhibit "B" hereto and incorporated herein, (ii) discrepancies, conflicts in boundary lines, shortages in area, encroachments and any state of facts which an accurate survey of the Property would disclose or which are shown on the public records, (iii) rights of tenants as tenants only, and (iv) laws, regulations, resolutions or ordinances, including, without limitation, building, zoning and environmental protection, as to the use, occupancy, subdivision, development, conversion or redevelopment of the Property imposed by any governmental authority (herein called the "Permitted Encumbrances").

Grantee, by its acceptance hereof, agrees to assume and be solely responsible for payment of all ad valorem taxes pertaining to the Property for the calendar year 2014 and subsequent years; there having been a proper proration of same between Grantor and Grantee.

Grantor hereby warrants the title to the Property described herein and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but none other.

EXCEPT FOR THE SPECIAL WARRANTY OF TITLE CONTAINED HEREIN, GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THE PROPERTY CONVEYED HEREBY, INCLUDING, WITHOUT LIMITATION, AS TO THE CONDITION OF THE PROPERTY CONVEYED HEREBY (INCLUDING, WITHOUT LIMITATION, IMPROVEMENTS), INCLUDING, WITHOUT LIMITATION, THE HABITABILITY, CONDITION OR FITNESS THEREOF FOR A PARTICULAR USE OR PURPOSE OR THE ENVIRONMENTAL CONDITION OF THE PROPERTY CONVEYED HEREBY (INCLUDING, WITHOUT LIMITATION, IMPROVEMENTS). GRANTEE AGREES THAT THE CONDITION OF THE PROPERTY CONVEYED HEREBY (INCLUDING WITHOUT LIMITATION, IMPROVEMENTS) IS CONVEYED BY GRANTOR AND ACCEPTED BY GRANTEE IN "AS-IS, WHERE IS" CONDITION.

WITNESS THE EXECUTION HEREOF as of the 17 day of December, 2013.

Signed, sealed and delivered in the presence of:

[Signature]  
Print Name: Lynn Pearson

**GRANTOR:**

Wells Fargo Bank, N.A., as trustee of the registered holders of J.P. Morgan Chase Commercial Mortgage Securities Trust 2007-CIBC20, Commercial Mortgage Pass-Through Certificates, Series 2007-CIBC20

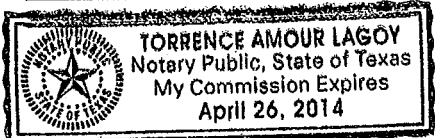
By: C-III Asset Management LLC, a Delaware limited liability company (f/k/a Centerline Servicing Inc.), in its capacity as special servicer pursuant to that certain Pooling and Servicing Agreement dated September 28, 2007

[Signature]  
Print Name: Tim Durbin

By: [Signature]  
Name: Don Edwards  
Title: Servicing Officer

STATE OF TEXAS )  
 ) ss.  
COUNTY OF DALLAS )

This instrument was acknowledged before me on December 13<sup>th</sup>, 2013, by Don Edwards, Servicing Officer of C-III Asset Management LLC, in its capacity as Special Servicer to Wells Fargo Bank, N.A., as trustee of the registered holders of J.P. Morgan Chase Commercial Mortgage Securities Trust 2007-CIBC20, Commercial Mortgage Pass-Through Certificates, Series 2007-CIBC20, in its capacity as special servicer. (He is personally known to me) or has produced \_\_\_\_\_ as identification.



My Commission Expires: 4-26-2014

[Signature]  
Notary Public  
Torrence Amour LaGoy  
Typed or Printed Name

**EXHIBIT "A"**

**Land Description**

**Parcel One:**

Unit A in Building C-2; Unit A in Building C-3; and Unit A in Building D-2, The Majestic Commercial Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 9431, Page 3220, and any amendments thereto, Public Records of Orange County, Florida (the Declaration of Commercial Condominium); together with an undivided interest in the Common Elements as set forth in the Declaration of Commercial Condominium: which Units are located in the buildings on the land more particularly described as follows:

Lots 576, 611, 574 and 575, Baldwin Park Unit 3, according to the Plat thereof, as recorded in Plat Book 52, at Pages 103 through 112, Public Records of Orange County, Florida.

**AND**

**Parcel Two:**

Lots 627 and 628 of Baldwin Park Village Center Waterfront, according to the Plat thereof, as recorded in Plat Book 62, Pages 28 through 32, Public Records of Orange County, Florida.

**EXHIBIT "B"**