

Prepared by and return to:  
Tyson Waters, Esq.  
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3461 SE Willoughby Boulevard  
Stuart, Florida 34994  
File Number: MA303S01

Parcel Identification Nos.:

## Special Warranty Deed

This Special Warranty Deed made this 30 day of April, 2021, between **MATTAMY PALM BEACH, LLC.**, a Delaware limited liability company, whose post office address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811 (“Grantor”), and the **ST. LUCIE COUNTY FIRE DISTRICT**, an independent special district of the State of Florida (“Grantee”).

(Whenever 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, trusts and trustees)

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee’s heirs and assigns forever, the following described land, situate, lying and being in **ST. LUCIE COUNTY, FLORIDA**, to-wit:

See attached **Exhibit “A”** made a part hereof and incorporated herein (“Property”)

**Subject to the following:** covenants, conditions, restrictions, reservations and easements of record, however, this recital shall not operate to reimpose same; and taxes for the year 2021 and subsequent years;

**Together** with a covenant and restriction running with the land restricting the use of the Property to a Fire/EMS station until such date which is twenty-five (25) years following the date of the issuance of a certificate of occupancy, or comparable approval, for a Fire/EMS station on the Property.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in the presence of:

MATTAMY PALM BEACH, LLC, a Delaware limited liability company

[Signature]  
Print Name: Soel Arrington  
Witness # 1 (as to Grantor)

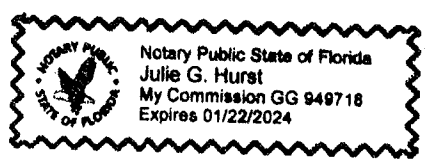
[Signature]  
By: Anthony Palumbo  
Its: VP Mattamy Palm Beach, LLC

[Signature]  
Print Name: Jeremy Bunker  
Witness # 2 (as to Grantor)

STATE OF Florida  
COUNTY OF Palm Beach

This instrument was acknowledged before me by means of [] physical presence or [] online notarization on this 30 day of April, 2021, by Anthony Palumbo as VP of Mattamy Palm Beach, LLC, a Delaware limited liability company, on behalf of said company, who is personally known to me or who has produced DL as identification.

(NOTARY SEAL)



[Signature]  
Name: J. Hurst  
Typed, printed or stamped  
I am a Notary Public of the State of Florida  
having a commission number of GG949718  
and my commission expires: 1-22-24

**EXHIBIT "A"**

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA AND BEING A PORTION OF PARCEL 1, SOUTHERN GROVE PLAT NO. 23, AS RECORDED IN PLAT BOOK 77, PAGES 23 THROUGH 26, OF THE PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY SOUTHWEST CORNER OF SAID PARCEL 1; THENCE, ALONG THE WEST LINE OF SAID PARCEL 1 AND THE NORTHERLY PROJECTION THEREOF, NORTH 25°57'22" WEST, A DISTANCE OF 1697.68 FEET TO THE POINT OF BEGINNING;

THENCE, CONTINUING ALONG SAID WEST LINE; NORTH 25°57'22" WEST, A DISTANCE OF 270.00 FEET; THENCE, DEPARTING SAID WEST LINE, NORTH 64°02'38" EAST, A DISTANCE OF 403.40 FEET; THENCE SOUTH 25°57'22" EAST, A DISTANCE OF 270.00 FEET; THENCE SOUTH 64°02'38" WEST, A DISTANCE OF 403.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 108,918 SQUARE FEET OR 2.50 ACRES, MORE OR LESS.

SAID LANDS LYING IN SECTION 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.