

Prepared by and return to:

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This instrument is a conveyance from a Florida not-for-profit corporation to a governmental entity for no consideration and therefore only minimum documentary stamps are due.

[Space Above This Line For Recording Data]

Special Warranty Deed

THIS SPECIAL WARRANTY DEED made this 14th day of October, 2025, by and between **PGA Village Property Owners' Association, Inc., a Florida not for profit corporation**, whose post office address is 9200 One Putt Place, Port St. Lucie, FL 34986, Grantor, and **City of Port St. Lucie, a municipal corporation created and existing under the laws of the State of Florida**, whose post office address is 121 SW Port St. Lucie Blvd, Port St. Lucie, Florida 34984, 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 00/100 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:

Please see **Exhibit "A"** attached hereto and made a part hereof (the "Property").

Subject to taxes for 2025 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any, without reimposing same.

TOGETHER WITH all the tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD, the same in fee simple forever; and

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said

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land; that the 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.

Grantee's acceptance of title to the Property subject to any condition, restriction, limitation or other matter of record, however, shall not be construed as a waiver by Grantee of Grantee's claim of exemption, as a government purchaser, to the enforcement of any such condition, restriction, limitation or other matter of record against Grantee pursuant to *Ryan v. Manalapan*, 414, So.2d 193 (Fla. 1982).

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

Signed, sealed and delivered in our presence:

Signed by: Carlos Perez Jr
Printed Witness 1 Name: Carlos Perez Jr
Witness 1 Address: 7157 Narcoossee Rd #1578
Orlando, FL 32822

Signed by: Miriam Perez
Printed Witness 2 Name: Miriam Perez
Witness 2 Address: 7157 Narcoossee Rd #1578
Orlando, FL 32822

PGA Village Property Owners' Association, Inc., a
Florida not for profit corporation

Signed by: Mark S. Connolly
By: Mark Connolly
Its: President

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STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 14th day of October, 2025, by Mark Connolly as President of PGA Village Property Owners' Association, Inc., a Florida not for profit corporation, on behalf of the corporation. He/She:

- ☐ is personally known to me OR
☒ produced a Florida driver's license as identification OR
☐ produced _____ as identification.

MIRIAM PEREZ
NOTARY PUBLIC
STATE OF FLORIDA
Commission #HH447220
My Commission Expires 11/18/2027
ONLINE NOTARY

Signed by:
Miriam Perez
830CABC5D3404DB...
Notary Public
Miriam Perez
Name typed, printed or stamped
My Commission Expires: Nov. 18th, 2027

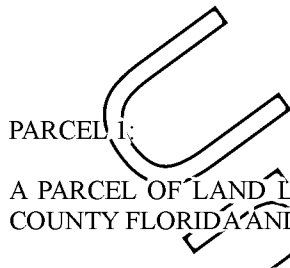


EXHIBIT "A"

PARCEL 1:

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 36 SOUTH, RANGE 39 EAST, SAINT LUCIE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 2, BLOCK "D" AS SHOWN ON THE PLAT OF G.O. TEAM INDUSTRIAL PARK UNIT THREE, AS RECORDED IN PLAT BOOK 26, PAGES 2 AND 2A, OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY FLORIDA; THENCE NORTH 89 DEGREES 46 MINUTES 32 SECONDS WEST, A DISTANCE OF 530.96 FEET ALONG THE NORTH LINE OF LOTS 1 AND 2, BLOCK "D" OF G.O. TEAM INDUSTRIAL PARK UNIT THREE TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE CONTINUE NORTH 34 DEGREES 21 MINUTES 25 SECONDS EAST, A DISTANCE OF 326.13 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 08 DEGREES 02 MINUTES 59 SECONDS WEST, A DISTANCE OF 210.82 FEET; THENCE NORTH 61 DEGREES 09 MINUTES 59 SECONDS EAST, A DISTANCE OF 92.63 FEET; THENCE SOUTH 86 DEGREES 43 MINUTES 05 SECONDS EAST, A DISTANCE OF 108.77 FEET; THENCE SOUTH 48 DEGREES 09 MINUTES 45 SECONDS EAST, A DISTANCE OF 57.35 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 52 SECONDS EAST, A DISTANCE OF 164.68 FEET; THENCE SOUTH 69 DEGREES 27 MINUTES 13 SECONDS EAST, A DISTANCE OF 219.20 FEET; THENCE SOUTH 12 DEGREES 27 MINUTES 09 SECONDS WEST, A DISTANCE OF 104.78 FEET; THENCE NORTH 75 DEGREES 42 MINUTES 31 SECONDS WEST, A DISTANCE OF 102.50 FEET; THENCE NORTH 86 DEGREES 02 MINUTES 45 SECONDS WEST, A DISTANCE OF 121.88 FEET; THENCE SOUTH 82 DEGREES 59 MINUTES 50 SECONDS WEST, A DISTANCE OF 72.99 FEET; THENCE NORTH 77 DEGREES 05 MINUTES 10 SECONDS WEST, A DISTANCE OF 132.69 FEET; THENCE SOUTH 60 DEGREES 19 MINUTES 42 SECONDS WEST, A DISTANCE OF 21.28 FEET; THENCE NORTH 83 DEGREES 35 MINUTES 10 SECONDS WEST, A DISTANCE OF 39.37 FEET; THENCE NORTH 69 DEGREES 36 MINUTES 17 SECONDS WEST, A DISTANCE OF 18.00 FEET; THENCE SOUTH 32 DEGREES 45 MINUTES 23 SECONDS WEST, A DISTANCE OF 98.11 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 36 SOUTH, RANGE 39 EAST, SAINT LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 36 SOUTH, RANGE 39 EAST, SAINT LUCIE COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID SECTION 15, NORTH 89 DEGREES 45 MINUTES 08 SECONDS WEST, A DISTANCE OF 455.39 FEET TO THE NORTHWEST CORNER OF LOT 112, ACCORDING TO THE PLAT OF MAIDSTONE, AS RECORDED IN PLAT BOOK 43, PAGES 11, 11A THROUGH 11C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE ALONG SAID SOUTH LINE, NORTH 89 DEGREES 45 MINUTES 08 SECONDS WEST, A DISTANCE OF 500.00 FEET; THENCE NORTH 19 DEGREES 29 MINUTES 02 SECONDS EAST, A DISTANCE OF 209.85 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 430.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

