

This Instrument Prepared By:
Scott S. Frederick
Baker Donelson Bearman Caldwell & Berkowitz, PC
1901 Sixth Avenue North, Suite 2600
Birmingham, Alabama 35203

After recording, send deed and tax notices to:
SL Gatlin Blvd, LP
5950 Berkshire Lane, Suite 700
Dallas, Texas 75225
Attn: Ethan Prescott

Parcel ID No. 3420-650-0936-000-6

NOTE TO RECORDER: Documentary Stamp Taxes in the amount of \$20,300.00 are being paid on consideration of \$2,900,000.00 in connection with this Deed as required pursuant to Section 201.02, FS.

SPECIAL WARRANTY DEED

THIS IS A SPECIAL WARRANTY DEED executed and delivered to be effective as of the 23rd day of October, 2024, by **PS LUCIE SR CGP, LLC**, a Delaware limited liability company, whose address is 361 Summit Blvd, Suite 110, Birmingham, Alabama 35243 ("Grantor"), to **SL GATLIN BLVD, LP**, a Texas limited partnership, whose address is 5950 Berkshire Lane, Suite 700, Dallas, TX 75225 (hereinafter referred to as the "Grantee").

KNOW ALL PERSONS BY THESE PRESENTS, that in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property, located at 1837 SW Gatlin Blvd, Port St Lucie, FL; St Lucie County as more particularly described in **Exhibit A** attached hereto and incorporated herein (the "Property");

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property;

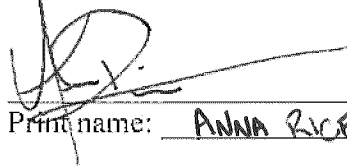
TO HAVE AND TO HOLD unto Grantee forever in FEE SIMPLE, subject to (i) matters of record, (ii) matters that would be shown by a current, accurate survey of the Property, (iii) taxes and assessments for the year 2024 not yet due and payable, and (iv) laws, regulations, resolutions or ordinances, including, 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;

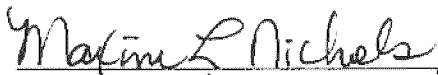
AND THE SAID Grantor shall warrant and forever defend the right, title and interest to the Property unto Grantee and Grantee's legal representatives, successors and assigns against the claims of all persons claiming by, through or under Grantor, but not otherwise.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, the undersigned Grantor has duly executed and delivered this instrument under seal to be effective as of the date first set forth above.

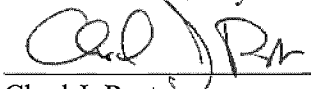
Signed, sealed, and delivered in the presence of:


Print name: ANNA RICE


Print name: Maxine L. Nichols

GRANTOR:

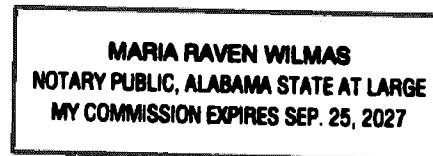
PS LUCIE SR CGP, LLC,
a Delaware limited liability company

By: 
Name: Chad J. Post
Title: Authorized Agent

STATE OF ALABAMA)
)ss:
COUNTY OF JEFFERSON)

The foregoing instrument was acknowledged before me this 22 day of October 2024, by Chad J. Post, Authorized Agent of PS LUCIE SR CGP, LLC, on behalf of the company. They are X personally known to me or have produced as identification.


Notary Public



My Commission Expires: 9/25/2027

EXHIBIT A
LEGAL DESCRIPTION

Lots 9 and 10, and Tract P, Block 1702, Port St. Lucie Section Thirty One, according to the plat thereof, as recorded in Plat Book 14, Page 22, 22A through 22G, inclusive, of the Public Records of St. Lucie County, Florida.