

THIS INSTRUMENT PREPARED BY:

Steven R. Parson, Esq.  
Shutts & Bowen LLP  
525 Okeechobee Blvd., Suite 1100  
West Palm Beach, FL 33401

A Portion of Tax Parcel Numbers:  
4315-700-0001-000/5 and  
4315-700-0025-000/9

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**SPECIAL WARRANTY DEED**  
(Utility Site SG-3)

This **SPECIAL WARRANTY DEED** dated this 28 day of JULY, 2021, by **MATTAMY PALM BEACH LLC**, a Delaware limited liability company, whose mailing address is 2500 Quantum Lakes Drive, Suite 215, Boynton Beach, FL 33426 ("**Grantor**") to **CITY OF PORT ST. LUCIE, FLORIDA**, a Florida municipal corporation, whose mailing address is 121 S.W. Port St. Lucie Blvd., Port St. Lucie, Florida 34984-5099 ("**Grantee**").

(Whenever used herein the terms Grantor and Grantee shall include the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations, wherever the context so admits or requires)

**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 of which is hereby acknowledged, has granted, bargained, and sold to said Grantee's successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie, State of Florida, to wit:

See Exhibit "A" attached hereto and made a part hereof (the "**Property**")

**SUBJECT TO:** (a) taxes and assessments for the year 2021 and subsequent years not yet due or payable; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority, including, but not limited to, all applicable building, zoning, land use and environmental ordinances and regulations; (c) conditions, restrictions, limitations, easements and other matters of record, if any, but this reference shall not operate to re-impose any of the same; (d) rights of any parties in possession of the Property, if any; (e) matters which would be disclosed by an accurate survey of the Property.

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 its 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).

**TOGETHER WITH** all tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

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

**AND GRANTOR** for the Property, hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple, that Grantor has good right and lawful authority to sell and convey the Property to Grantee; that Grantor specially warrants the title to the Property subject to the foregoing matters and will defend the same against the lawful claims of all persons claiming by, through or under Grantor but no others.

**IN WITNESS WHEREOF**, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its property officers thereunto duly authorized the day and year first above written.

[SIGNATURE PAGE FOLLOWS]

Signed, sealed and delivered in the presence of:

**MATTAMY PALM BEACH LLC**, a Delaware limited liability company

Jacalyn DiNatali  
Witness 1 Signature

Jacalyn DiNatali  
Witness 1 Print Name

By: [Signature]  
Anthony J. Palumbo, III, Division Vice President

Sheri Delgrossa  
Witness 2 Signature

Sheri Delgrossa  
Witness 2 Print Name

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

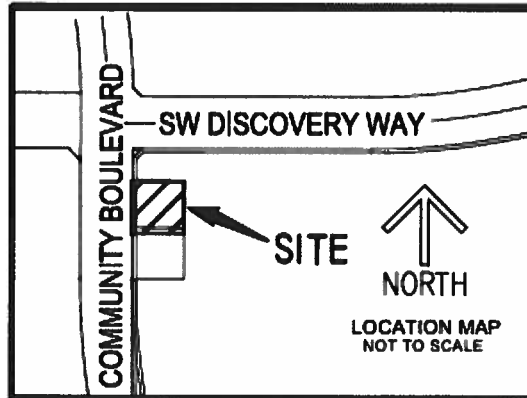
I HEREBY CERTIFY that the foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on this 28 day of July, 2021, by Anthony J. Palumbo, III, as Division Vice President of MATTAMY PALM BEACH LLC, a Delaware limited liability company, on behalf of the company, who is  personally known to me or  has produced \_\_\_\_\_ as identification.



[Signature]  
Notary Public  
Julie Hurst  
Typed, printed or stamped name of Notary Public  
My Commission Expires: 1-22-24



**EXHIBIT "A"**



**LEGAL DESCRIPTION:**

A PORTION OF LANDS AS DESCRIBED IN OFFICAL RECORDS BOOK 2418, PAGE 2705 OF, THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO BEING A PORTION OF COMMERCIAL TRACT ACCORDING TO THE PLAT OF TELARO AT SOUTHERN GROVE, AS RECORDED IN PLAT BOOK 94, PAGE 1, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WESTERLY NORTHWEST CORNER OF COMMECIAL TRACT OF THE ABOVE MENTIONED TELARO AT SOUTHERN GROVE, THENCE SOUTH 00°05'34" WEST, A DISTANCE OF 123.85 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°54'26" EAST, A DISTANCE OF 147.57 FEET; THENCE SOUTH 00°05'34" WEST, A DISTANCE OF 90.93 FEET; THENCE NORTH 89°54'26" WEST, A DISTANCE OF 147.57 FEET; THENCE NORTH 00°05'34" EAST, A DISTANCE OF 90.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,419 SQUARE FEET, 0.308 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS, AND/OR RIGHTS-OF-WAY OF RECORD.

**NOTES:**

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A PLAT BEARING OF S89°57'32"E ALONG THE NORTH LINE OF TELARO AT SOUTHERN GROVE, AS RECORDED IN PLAT BOOK 94, PAGE 1, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
4. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON JUNE 23, 2021. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

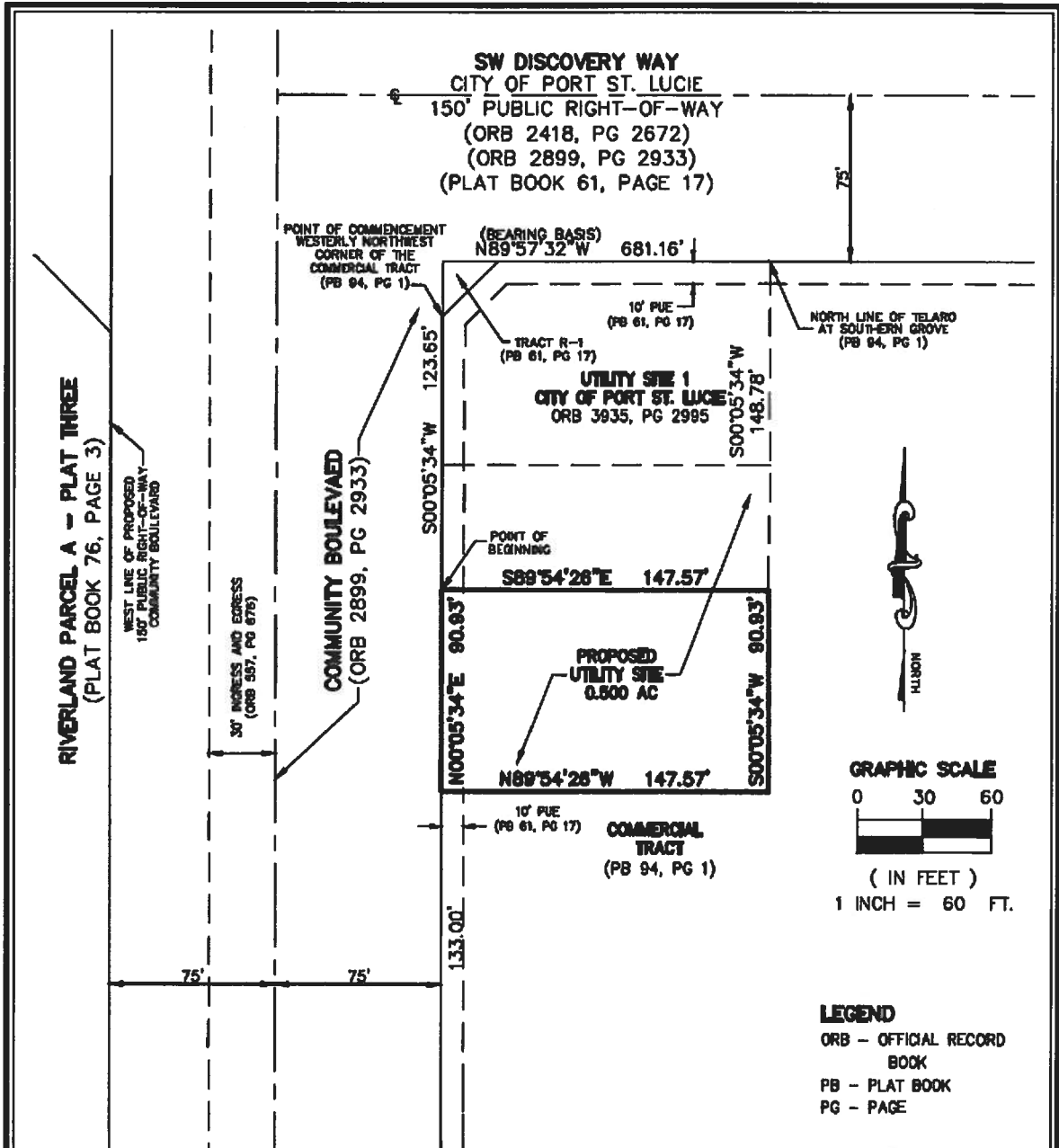
**SHEET 1 OF 2**

	<b>CAULFIELD &amp; WHEELER, INC.</b> CIVIL ENGINEERING LANDSCAPE ARCHITECTURE - SURVEYING 7900 GLADES ROAD - SUITE 100 BOCA RATON, FLORIDA 33434 PHONE (561)-392-1991 / FAX (561)-750-1452
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RONNIE L. FURNISS PROFESSIONAL SURVEYOR AND MAPPER LS6272 STATE OF FLORIDA L.B. 3591
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DATE	10/22/2020
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8490

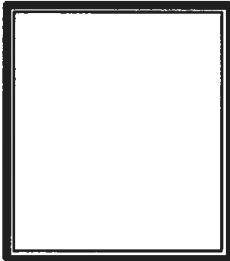
<b>UTILITY SITE 1                  CITY OF PORT ST. LUCIE                  SKETCH OF DESCRIPTION</b>
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**SHEET 2 OF 2**

**CAULFIELD & WHEELER, INC.**  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

**UTILITY SITE 1**  
**CITY OF PORT ST. LUCIE**  
**SKETCH OF DESCRIPTION**



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