

**THIS INSTRUMENT PREPARED BY
AND RETURN TO:**

Nelson Mullins Riley & Scarborough LLP
1905 NW Corporate Blvd., Suite 310
Boca Raton, Fl 33431
Attn: Christopher Staller, Esq.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of the 13TH day of FEBRUARY 2024, is by PULTE HOME COMPANY, LLC, a Michigan limited liability company, as successor by conversion to PULTE HOME CORPORATION, a Michigan corporation (the "Grantor"), whose address is 1475 Centrepark Boulevard, Suite 140, West Palm Beach, Florida 33401, in favor of MATTAMY PALM BEACH LLC, a Delaware limited liability company ("Grantee"), whose mailing address is 2500 Quantum Lakes Drive, Suite 215, Boynton Beach, FL 33426.

THAT Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and adequacy of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, certain real property located in St. Lucie County, Florida, which is more particularly described in Exhibit "A" attached hereto ("Property").

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

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

AND Grantor hereby covenants with Grantee that Grantor will warrant and defend the Property against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other, and that the Property is free of all encumbrances, except real property taxes accruing subsequent to December 31, 2023, assessments and special district levies, zoning and other regulatory laws and ordinances affecting the Property, and easements, reservations, charges, covenants, restrictions, rights of way, and other matters of record (which is not deemed to reimpose same).

[SIGNATURES APPEAR ON FOLLOWING PAGE]

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

IN WITNESS WHEREOF, Grantor has hereunto set its hands and seal the day and year first above written.

Signed, sealed, and delivered in the presence of:

WITNESSES:

[Signature]
Name: BARRETT DIMSMORE
Address: 507 SE VALARCTA DR
PLM, FL 34984

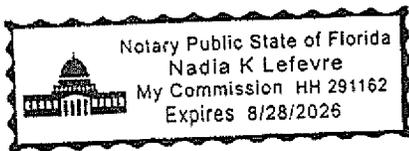
[Signature]
Name: JENESSA BLUMER
Address: 1475 Centrepark Blvd #305
West Palm Beach, FL 33401

PULTE HOME COMPANY, LLC,
a Michigan limited liability company

By: [Signature]
Name: P. GONZALEZ
Title: VICE PRESIDENT

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 13th day of February, 2024, by Patrick Gonzalez, as VP of Pulte Home Company, LLC, a Michigan limited liability company, who is personally known to me or has produced _____ as identification.



[Signature]
NOTARY PUBLIC

Exhibit "A"
Legal Description

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN TRACT L1, DEL WEBB AT TRADITION NO. 2 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGE 1 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PLAT OF DEL WEBB AT TRADITION NO. 2, SAID CORNER BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF COMMUNITY BOULEVARD, A 150 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE, AS RECORDED IN OFFICIAL RECORDS BOOK 3935, PAGE 2995, WITH THE NORTH LINE OF SAID PLAT AND BEING THE NORTH LINE OF SAID TRACT L1 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 7926.97 FEET, THE CHORD OF WHICH BEARS SOUTH 81°31'26" EAST, WITH A CHORD DISTANCE OF 35.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AND SAID NORTH LINE, THROUGH A CENTRAL ANGLE OF 0°15'11", A DISTANCE OF 35.00 FEET; THENCE SOUTH 49°17'04" WEST, A DISTANCE OF 45.75 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID COMMUNITY BOULEVARD; THENCE NORTH 00°05'34" EAST, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 606 SQUARE FEET OR 0.01 ACRES MORE OR LESS.

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF SUBJECT PROPERTY OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND /OR EASEMENTS OF RECORD

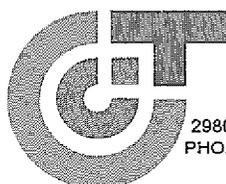


Digitally signed
by Thomas P
Kiernan
Date: 2023.09.11
16:19:52 -04'00'

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 61999

SIGNATURE DATE

Sheet 1 of 2



CULPEPPER & TERPENING INC

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL
ENGINEERS AUTHORIZATION NO. 4286

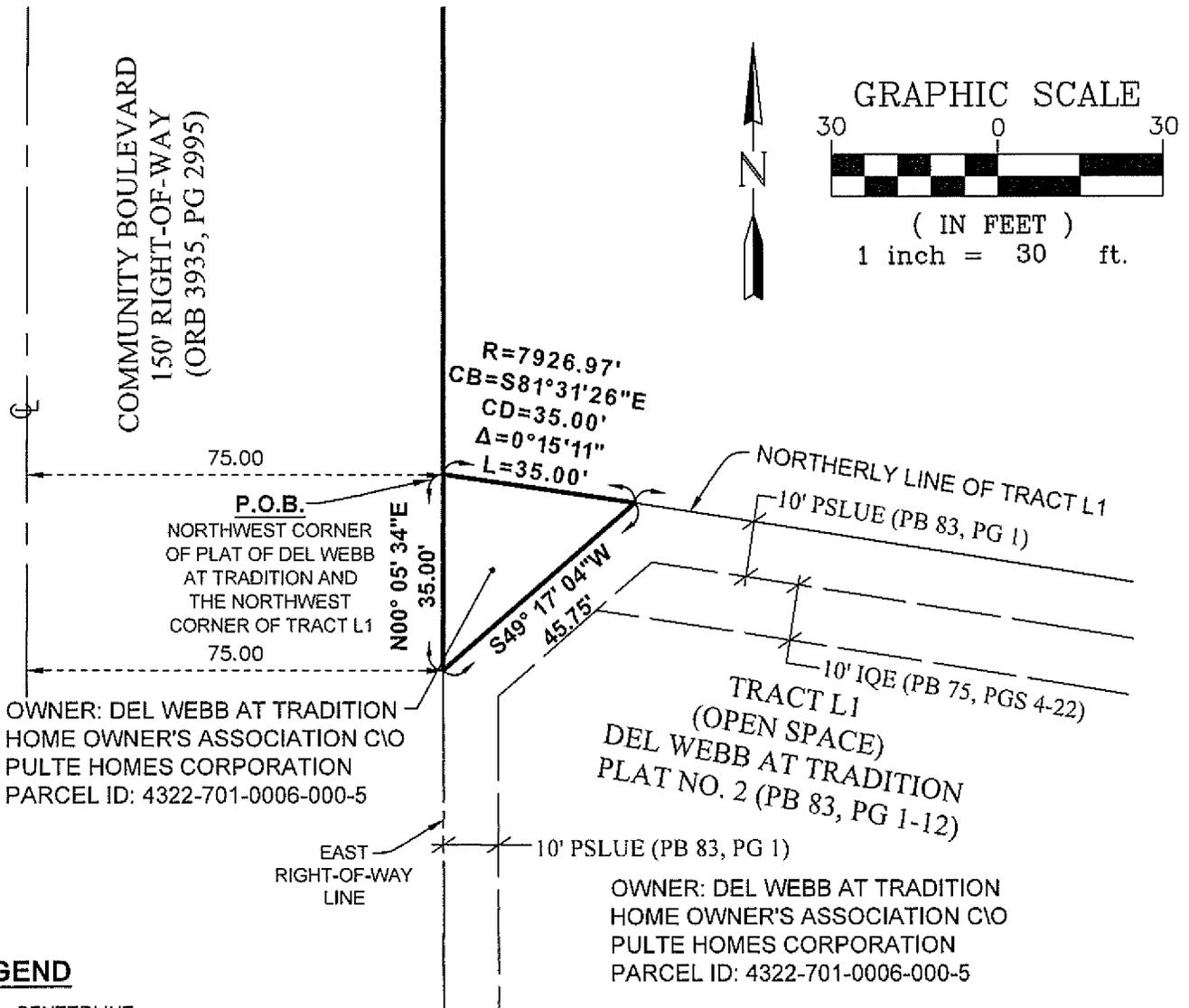
CORNER CLIP

LEGAL DESCRIPTION

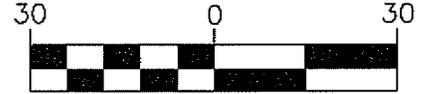
DATE: 9/11/2023	DRAWN JHY
SCALE: NONE	JOB No. 22-083

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

THIS IS NOT A SURVEY



GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.

OWNER: DEL WEBB AT TRADITION
HOME OWNER'S ASSOCIATION C/O
PULTE HOMES CORPORATION
PARCEL ID: 4322-701-0006-000-5

TRACT L1
(OPEN SPACE)
DEL WEBB AT TRADITION
PLAT NO. 2 (PB 83, PG 1-12)

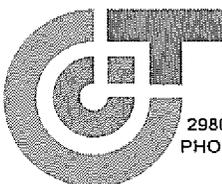
OWNER: DEL WEBB AT TRADITION
HOME OWNER'S ASSOCIATION C/O
PULTE HOMES CORPORATION
PARCEL ID: 4322-701-0006-000-5

LEGEND

- ⊙ = CENTERLINE
- Δ = DELTA (CENTRAL ANGLE)
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- HOA = HOME OWNERS ASSOCIATION
- IQE = IRRIGATION QUALITY EASEMENT
- L = ARC LENGTH
- ORB = OFFICIAL RECORDS BOOK
- PID = PARCEL IDENTIFICATION (NUMBER)
- PG = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- PSLUE = PORT ST. LUCIE UTILITY EASEMENT
- R = RADIUS
- WMAE = WATER MANAGEMENT ACCESS EASEMENT

NOTE: BEARINGS SHOWN HEREON
ARE RELATIVE TO THE EAST
RIGHT-OF-WAY LINE OF COMMUNITY
BOULEVARD AS DESCRIBED IN
OFFICIAL RECORDS BOOK 3935, PG
2995 HAVING A BEARING OF NORTH
00°05'34" EAST

Sheet 2 of 2



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TERPENING INC**

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CORNER CLIP

SKETCH OF DESCRIPTION

DATE: 9/11/2023	DRAWN JHY
SCALE: 1"=30'	JOB No. 22-083