

Prepared by and return to:
Jeffrey J. Wolfe, Esq.
Sachs Sax Caplan, P.L.
6111 Broken Sound Parkway NW, Ste. 200
Boca Raton, Florida 33487
561-994-4499

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SPECIAL WARRANTY DEED
(Becker Road)

THIS SPECIAL WARRANTY DEED is made and given as of the 30th day of November, 2023, by **ACR ACQUISITION, LLC, a Delaware limited liability company**, having an address of 7111 Fairway Drive, Suite 210, Palm Beach Gardens, FL 33418 (the "Grantor"), to and in favor of **THE CITY OF PORT ST. LUCIE, a Florida municipal corporation**, having an address of 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida 34984-5099 (the "Grantee").

[Whenever used herein the terms "Grantor" and "Grantee" include the parties to this instrument, together with their respective successors and assigns.]

WITNESSETH, that Grantor, for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell, to Grantee and its successors and assigns, forever, the following described land lying, being, and situate in St. Lucie County, Florida (the "Property"), to wit:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO: (a) taxes and assessments for the year 2023 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; and (c) 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 the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD unto Grantee in fee simple forever.

AND Grantor 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 signed and sealed these presents the day and year above written.

Nicole J. Titzer
Signature of Witness 1

Nicole J. Titzer
Print Name of Witness 1

Tiffany Easley
Signature of Witness 2

Tiffany Easley
Print Name of Witness 2

ACR ACQUISITION, LLC, a Delaware limited liability company

By: [Signature]
Printed Name: Ramzi Akel
Its: Manager

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of November, 2023, by Ramzi Akel as Manager of ACR ACQUISITION, LLC, a Delaware limited liability company, on behalf the company, who is personally known to me or has produced _____ as identification.

[Notary Seal]

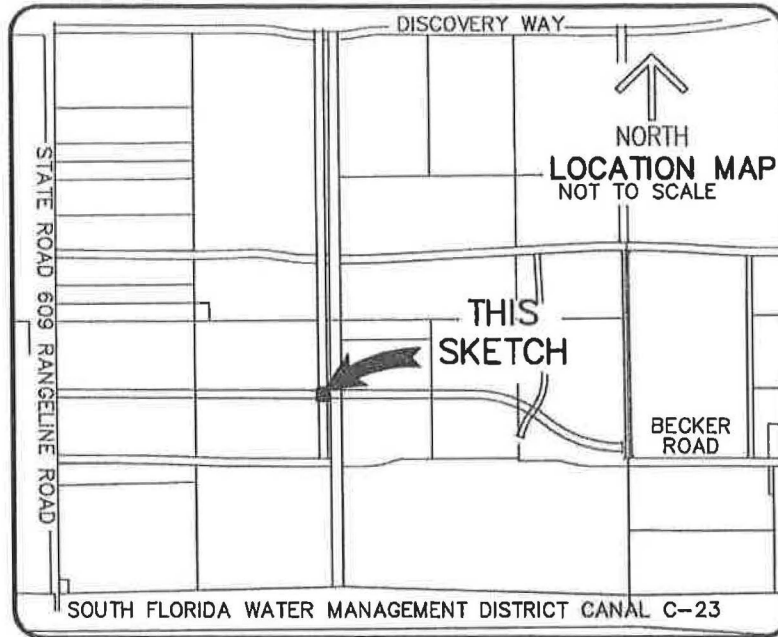
Nicole J. Titzer
Notary Public
Nicole J. Titzer
Name typed, printed or stamped
My Commission Expires: 6/11/2027



EXHIBIT "A"

A PORTION OF FPL PROPERTY AS RECORDED IN OFFICIAL RECORD BOOK 760, PAGE 2258, AS RECORDED IN THE PUBLIC RECORD OF ST. LUCIE COUNTY, FLORIDA, BEING A PORTION OF THE EAST 1/2 OF SECTION 31, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF NEW E/W #5 BECKER ROAD EAST AS RECORDED IN OFFICIAL RECORDS BOOK 4704, PAGE 661 OF SAID PUBLIC RECORDS, THENCE ALONG SAID EAST LINE OF SAID EAST 200.00 FEET OF THE EAST 1/2 OF SECTION 31, S.00 DEGREES 12'47"E., A DISTANCE OF 150.00 FEET; THENCE DEPARTING SAID EAST LINE, N.89 DEGREES 52'17"W., A DISTANCE OF 184.63 FEET; THENCE S.44 DEGREES 57'25"W. TO THE WEST LINE OF THE EAST 200.00 FEET OF THE EAST 1/2 OF SAID SECTION 31, A DISTANCE OF 21.68 FEET; THENCE ALONG THE WEST LINE OF SAID EAST 200.00 FEET OF THE EAST 1/2 OF SECTION 31, N.00 DEGREES 12'47"W., A DISTANCE OF 180.34 FEET; THENCE DEPARTING SAID WEST LINE, S.45 DEGREES 02'35"E., A DISTANCE OF 21.21 FEET; THENCE S.89 DEGREES 52'17"E. TO THE EAST LINE OF THE EAST 200.00 FEET OF THE EAST 1/2 OF SAID SECTION 31, A DISTANCE OF 185.05 FEET TO THE POINT OF BEGINNING.



NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN ORIGINAL SURVEYOR'S SEAL.
2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
3. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE, BASED ON THE EAST LINE OF THE EAST 1/2 OF SECTION 31, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, GRID BEARING S.00°12'47"E.
5. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENT 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 AUGUST 26, 2022. 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.

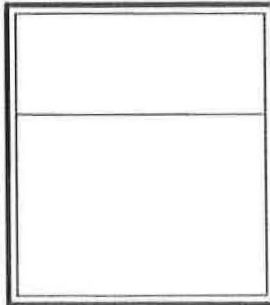
[Handwritten Signature]
 RONNIE L. FURNISS, PSM
 PROFESSIONAL SURVEYOR AND
 MAPPER #6272

STATE OF FLORIDA - LB #3591

4371-BECKER ROAD FPL PARCEL.dwg

SHEET 1 OF 3

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



DATE	08/26/2022
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	N/A
JOB NO.	4371

**PROPERTY CONVEYANCE
 SKETCH OF LEGAL DESCRIPTION**

DESCRIPTION:

A PORTION OF FPL PROPERTY AS RECORDED IN OFFICIAL RECORD BOOK 760, PAGE 2258, AS RECORDED IN THE PUBLIC RECORD OF ST. LUCIE COUNTY, FLORIDA, BEING A PORTION OF THE EAST 1/2 OF SECTION 31, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF NEW E/W #5 BECKER ROAD EAST AS RECORDED IN OFFICIAL RECORDS BOOK 4704, PAGE 661 OF SAID PUBLIC RECORDS, THENCE ALONG SAID EAST LINE OF SAID EAST 200.00 FEET OF THE EAST 1/2 OF SECTION 31, S.00°12'47"E., A DISTANCE OF 150.00 FEET; THENCE DEPARTING SAID EAST LINE, N.89°52'17"W., A DISTANCE OF 184.63 FEET; THENCE S.44°57'25"W. TO THE WEST LINE OF THE EAST 200.00 FEET OF THE EAST 1/2 OF SAID SECTION 31, A DISTANCE OF 21.68 FEET; THENCE ALONG THE WEST LINE OF SAID EAST 200.00 FEET OF THE EAST 1/2 OF SECTION 31, N.00°12'47"W., A DISTANCE OF 180.34 FEET; THENCE DEPARTING SAID WEST LINE, S.45°02'35"E., A DISTANCE OF 21.21 FEET; THENCE S.89°52'17"E. TO THE EAST LINE OF THE EAST 200.00 FEET OF THE EAST 1/2 OF SAID SECTION 31, A DISTANCE OF 185.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.694 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

SHEET 2 OF 3



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

**PROPERTY CONVEYANCE
SKETCH OF LEGAL DESCRIPTION**

DATE 08/26/2022

DRAWN BY RLF

F.B./ PG. N/A

SCALE N/A

JOB NO. 4371

BLOCK 6 TRACT 2
THE ALAN WILSON GROVE
(PLAT BOOK 12, PAGE 50)

NEW E/W #5
BECKER ROAD EAST
(ORB 4704, PG 661)

BLOCK 6 TRACT 2
THE ALAN WILSON GROVE
(PLAT BOOK 12, PAGE 50)

WEST LINE OF
BLOCK 6 TRACT 2

NORTH
RIGHT-OF-
WAY

WEST LINE E/W #5
NEW BECKER ROAD
EAST (ORB 4704, PG 661)

30' ROAD EASEMENT
(PLAT BOOK 12,
PAGE 50)

SOUTH
RIGHT-OF-
WAY

SHEET 3 OF 3

DATE	08/26/2022
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	1" = 40'
JOB NO.	4371



S89°52'17"E 185.05'

POINT OF BEGINNING
NORTHWEST CORNER OF NEW
E/W #5 BECKER ROAD EAST

S00°12'47"E 150.00'
(BEARING BASIS)
EAST LINE OF THE EAST 200' OF
THE EAST 1/2 OF SECTION 31
FPL TRACT
(ORB 760, PG 2258)

EAST LINE OF
SECTION 31

EAST 200' OF THE EAST 1/2
OF SECTION 31
FPL TRACT
(ORB 760, PG 2258)

N89°52'17"W 184.63'

S45°02'35"E
21.21'

WEST LINE OF THE EAST 200' OF
THE EAST 1/2 OF SECTION 31
FPL TRACT
(ORB 760, PG 2258)

S44°57'25"W
21.68'

N00°12'47"W 180.34'



EAST RIGHT-OF-WAY LINE
N/S "A" ROAD
(ORB 2972, PG 802)

LEGEND

- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PG - PAGE
- R/W - RIGHT-OF-WAY
- UE - UTILITY EASEMENT

CAULFIELD & WHEELER, INC.



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
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PROPERTY CONVEYANCE
SKETCH OF LEGAL DESCRIPTION