

THIS INSTRUMENT PREPARED BY  
AND RETURN TO:

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

Parcel ID Number:  
\_\_\_\_\_

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

This **SPECIAL WARRANTY DEED** dated this \_\_\_\_ day of \_\_\_\_\_, 2021, by **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 (“**Grantor**”) to **MATTAMY PALM BEACH, LLC**, a Delaware limited liability company, whose mailing address is 2500 Quantum Lakes Drive, Suite 215, Boynton Beach, FL 33426 (“**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.

**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.

Signed, sealed and delivered in the presence  
of:

**CITY OF PORT ST. LUCIE, FLORIDA**, a  
Florida municipal corporation

\_\_\_\_\_  
Witness 1 Signature

By: \_\_\_\_\_  
\_\_\_\_\_, Mayor

\_\_\_\_\_  
Witness 1 Print Name

ATTEST: \_\_\_\_\_  
Karen A. Phillips, City Clerk

\_\_\_\_\_  
Witness 2 Signature

\_\_\_\_\_  
Witness 2 Print Name

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: \_\_\_\_\_  
Interim City Attorney

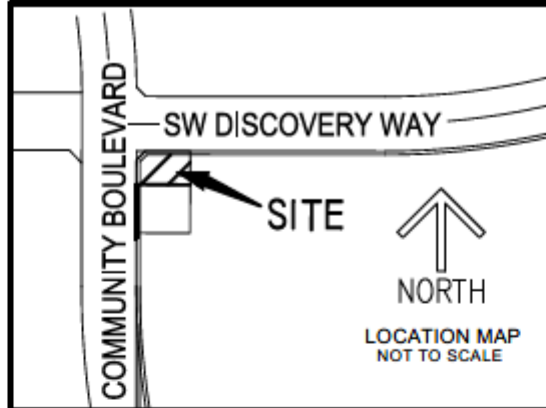
STATE OF FLORIDA                    )  
COUNTY OF ST. LUCIE            )

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me by means of physical presence or online notarization on this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by \_\_\_\_\_, as Mayor, authorized to act on behalf of the CITY OF PORT ST. LUCIE, FLORIDA, a Florida municipal corporation. He is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Typed, printed or stamped name of Notary Public  
My Commission Expires:

**EXHIBIT "A"**



**LEGAL DESCRIPTION:**

A PORTION OF LANDS AS DESCRIBED IN OFFICAL RECORDS BOOK 3935, PAGE 2995 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:

BEGINNING AT THE WESTERLY NORTHWEST CORNER OF COMMERCIAL TRACT OF THE ABOVE MENTIONED TELARO AT SOUTHERN GROVE, THENCE NORTH 45°04'01" EAST, A DISTANCE OF 35.37 FEET; THENCE SOUTH 89°57'32" EAST, A DISTANCE OF 122.57 FEET; THENCE SOUTH 00°05'34" WEST, A DISTANCE OF 92.13 FEET; THENCE NORTH 89°54'26" WEST, A DISTANCE OF 147.57 FEET; THENCE NORTH 00°05'34" EAST, A DISTANCE OF 67.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,274 SQUARE FEET, 0.305 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.

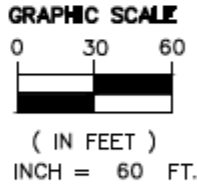
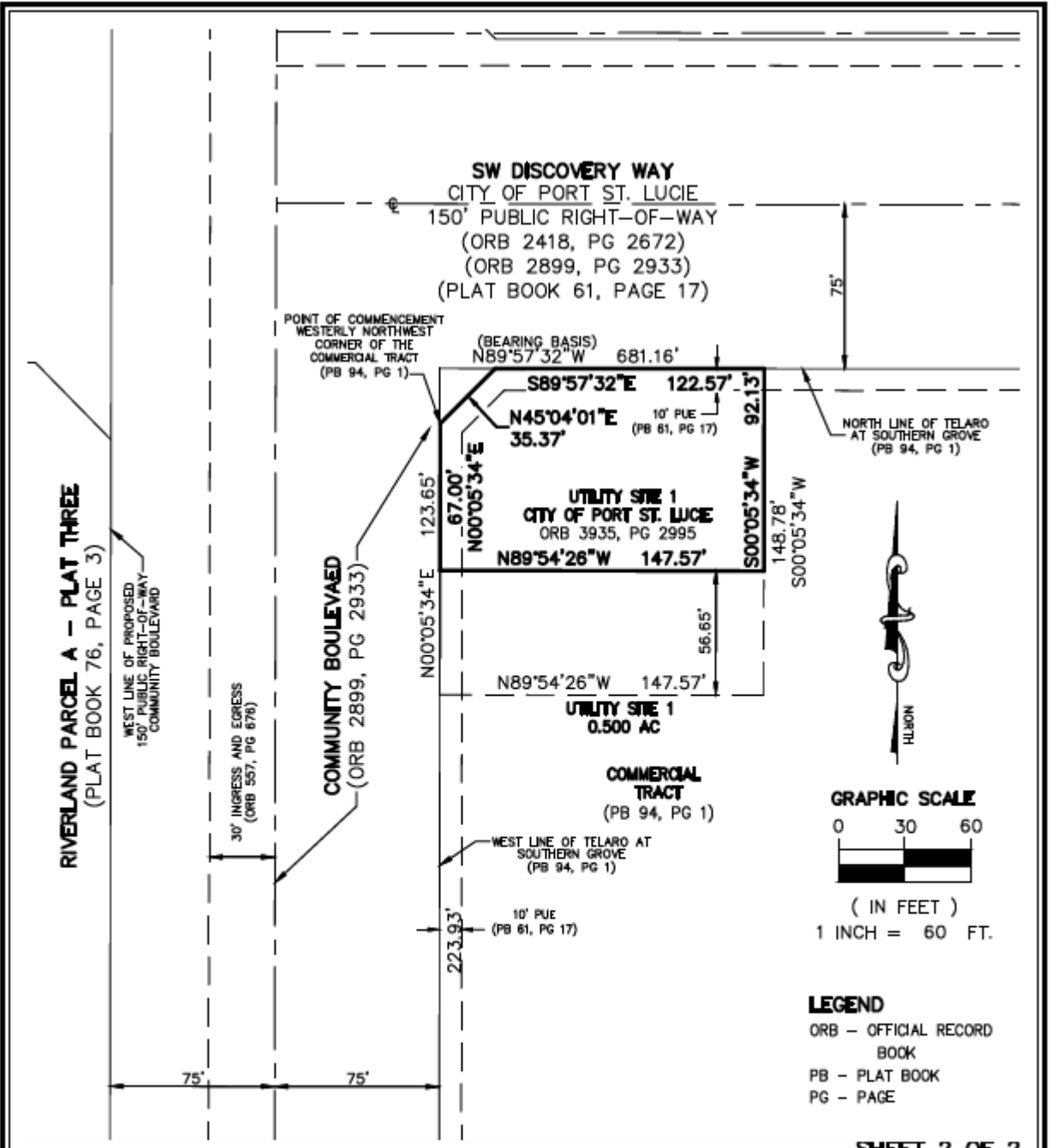
**SHEET 1 OF 2**

	<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

RONNIE L. FURNISS PROFESSIONAL SURVEYOR AND MAPPER LS6272 STATE OF FLORIDA L.B. 3591

DATE	11/13/2020
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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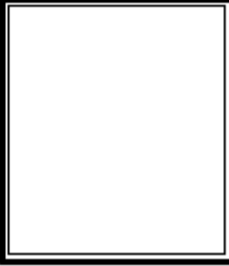


**LEGEND**  
 ORB - OFFICIAL RECORD BOOK  
 PB - PLAT BOOK  
 PG - PAGE

**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**



DATE	11/13/2020
DRAWN BY	RLF
F.B./ PG.	N/A
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JOB NO.	8490