

Prepared by and return to:

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File Number: 15021.17

Consideration: \$1,551,890.34

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## Special Warranty Deed

**This Special Warranty Deed** made this 11th day of January, 2016 between TPIMS Land Company, LLC, a Florida limited liability company whose post office address is 11350 SW Village Parkway, Port Saint Lucie, FL 34987, grantor, and Florida Vision Realty Tradition, LLC, a Florida limited liability company whose post office address is 1050 SE Monterey Road, Suite 104, Stuart, FL 34994, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Saint Lucie County, Florida, to-wit:

Lot 2, Southern Grove Plat No. 10, according to the map or plat thereof as recorded in Plat Book 68, Page 20, and re-recorded in Plat Book 68, Page 22, Public Records of Saint Lucie County, Florida.

Parcel Identification Number: 4315-6000-0002-000-5

Subject to Permitted Exceptions as set forth on Exhibit "A" attached hereto.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

TPIMS Land Company, LLC, a Florida limited liability company

By: Torrey Pines Insitute for Molecular Studies, Inc., a California not for profit corporation, its Managing Member

By: [Signature]  
Richard A. Houghten, President

[Signature]  
Witness Name: Patrick Pilla  
[Signature]  
Witness Name: Greg Welmaker

(Corporate Seal)

State of Florida

County of St. Lucie

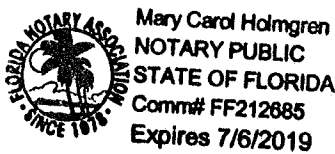
The foregoing instrument was acknowledged before me this 17 day of January, 2016 by Richard A. Houghten, President of Torrey Pines Insitute for Molecular Studies, Inc., a California not for profit corporation, on behalf of the corporation for TPIMS Land Company, LLC, a Florida limited liability company. He  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]

Mary Carol Holmgren  
Notary Public

Printed Name: Mary Carol Holmgren

My Commission Expires: 7/6/2019



**EXHIBIT "A"****PERMITTED EXCEPTIONS**

1. All matters contained on the Plat of Southern Grove Plat No. 10, as recorded in Plat Book 68, Page 22, Public Records of Saint Lucie County, Florida.
2. City of Port St. Lucie recorded in O.R. Book 3582, Page 2115, Public Records of Saint Lucie County, Florida.
3. Notice of Establishment of the Southern Grove Community Development District No. 5A recorded in O.R. Book 2814, Page 1392; Notice of Merger of Southern Grove Community Development District No. 5 into Southern Grove Community Development District No. 5 A and Change of Name of Southern Grove Community Development District No. 5 A to Southern Grove Community Development District No. 5 recorded in O.R. Book 3145, Page 397; Final Judgment for Southern Grove Community Development District No. 5 fka Southern Grove Community Development District No. 5A recorded in O.R. Book 3131, Page 810 and O.R. Book 3559, Page 70; Lien of Record of Southern Grove Community Development District No. 5 recorded in O.R. Book 3700, Page 1893; Notice of Public Financing and Maintenance of Improvements recorded in O.R. book 3708, Page 1198, Public Records of Saint Lucie County, Florida.
4. Notice of Adoption of the Development Order for the Southern Grove Development of Regional Impact recorded in O.R. Book 2689, Page 189; Waiver and Consent as to Special Assessments recorded in O.R. Book 2893, Page 2938; O.R. Book 3560, Page 2611; Fire/EMS Development and Impact Fee Agreement recorded in O.R. Book 2916, Page 661; Notice of Adoption of the Amended and Restated Development Order for the Southern Grove Development of Regional Impact recorded in O.R. Book 3391, Page 940; O.R. Book 3466, Page 342; O.R. Book 3736, Page 440, Public Records of Saint Lucie County, Florida.
5. City/District 5A Interlocal Agreement recorded in O.R. Book 3057, Page 1403; District Development Interlocal Agreement recorded in O.R. Book 3517, Page 2186; City/District Development Interlocal Agreement (Southern Grove) recorded in O.R. Book 3517, Page 2223; Amended and Restated District Development Interlocal Agreement recorded in O.R. Book 3517, Page 2267; Second Amended and Restated District Development Interlocal Agreement recorded in O.R. Book 3539, Page 672, Public Records of Saint Lucie County, Florida.
6. All matters contained on the Plat of Southern Grove Plat No. 4, as recorded in Plat Book 56, Page 18, Public Records of Saint Lucie County, Florida.

Exhibit "A"  
Permitted Exceptions  
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7. Restrictions as shown on Warranty Deed recorded in O.R. Book 2776, Page 1552; Termination and Release of Reverter Rights and Modification of Deed Restrictions recorded in O.R. Book 3731, Page 2536, Public Records of Saint Lucie County, Florida.
8. Commercial Charter for Tradition recorded in O.R. Book 2098, Page 1697; as amended and supplemented in O.R. Book 2731, Page 2869; O.R. Book 2776, Page 1541; O.R. Book 2776, Page 1546, Public Records of Saint Lucie County, Florida.
9. All matters contained in Warranty Deeds for Village Parkway, as recorded in O.R. Book 2418, Page 2671; O.R. Book 2418, Page 2680, Public Records of Saint Lucie County, Florida.
10. Educational Facilities Impact Fee Credit Agreement recorded in O.R. Book 2889, Page 650; Settlement Agreement including Impact Fee Credit Agreement recorded in O.R. Book 2906, Page 1203, Public Records of Saint Lucie County, Florida.
11. Easement in favor of Florida Power & Light Company recorded in O.R. Book 3055, Page 2079, Public Records of Saint Lucie County, Florida.
12. Easements to City of Port St. Lucie Utility Department recorded in O.R. Book 3055, Page 2082; O.R. Book 3055, Page 2087; O.R. Book 3055, Page 2092; Reservation of Utility Easement recorded in O.R. Book 3354, Page 2277 and O.R. Book 3354, Page 2285, Public Records of Saint Lucie County, Florida.
13. Utility Service Agreement for water and/or wastewater service recorded in O.R. Book 3056, Page 1274, Public Records of Saint Lucie County, Florida.
14. Drainage and Irrigation Easement recorded in O.R. Book 675, Page 1942, Public Records of Saint Lucie County, Florida.
15. Resolution No. 2013-127 as recorded in O.R. Book 3541, Page 1239, of the Public Records of St. Lucie County, Florida.
16. Memorandum of Contract by and between TPIMS Land Company, LLC, a Florida limited liability company and Florida Vision Realty Tradition, LLC, a Florida limited liability company, regarding re-purchase rights as to a portion of the Property, recorded in O.R. Book \_\_\_\_\_, Page \_\_\_\_\_, Public Records of St. Lucie County, Florida.