

THIS INSTRUMENT WAS PREPARED BY:

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Return to:
Jennie Clayton
First National Financial Title Services, LLC
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
404-558-7768
File No. FL25211114JC-A

Tax Parcel ID Nos.: 3323-947-0009-000/2
3323-947-0010-000/2

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made and executed to be effective as of the 20th
day of March, 2022, by **SCRIPPS NP OPERATING LLC**, a Wisconsin limited liability
company, having an address of 175 Sully's Trail, Pittsford, NY 14534 ("Grantor") to **TLH PORT
ST. LUCIE LAND, LLC**, a Delaware limited liability company, having an address of 300 Main Street,
Stamford, CT 06901 ("Grantee");

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other
valuable consideration, the receipt and sufficiency of which are hereby acknowledged by these
presents, does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee
that certain piece, parcel, or trace of land situate in Port Saint Lucie, Saint Lucie County, Florida,
the same being more particularly described on the attached Exhibit A (hereinafter referred to as
the "Subject Property");

TOGETHER WITH all the tenements, hereditaments, easements, and appurtenances,
including riparian rights, if any, therefor belonging or any anywise appertaining;

TO HAVE AND TO HOLD the Subject Property in fee simple forever.

AND the Grantor does hereby covenant with and warrant to the Grantee that the Grantor
is lawfully seized of the Subject Property in fee simple; that that Grantor has good right and lawful
authority to sell convey the Subject Property; and that the Grantor fully warrants the title to the
Subject Property and will defend the same against the lawful claims of all persons claiming by,
through or under the Grantor but against none other.

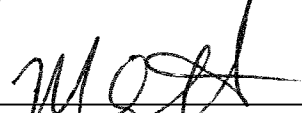
THE conveyance made herein, however, is expressly made SUBJECT TO (i) real estate
taxes and assessments for the year 2022 and thereafter; (ii) zoning and building ordinances; and
(iii) those matters disclosed on Exhibit "B" attached hereto and made a part hereof (the "Permitted
Exceptions"), the reference to which shall not operate to reimpose the same.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

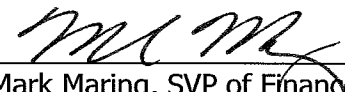
SCRIPPS NP OPERATING, LLC,
a Wisconsin limited liability company

Signed, sealed and delivered in the presence of the following two witnesses:

By: Desk Spinco, Inc.
Its: Sole Member



Signature of Witness

By: 

Mark Maring, SVP of Finance & Treasurer

Melinda M. Gaudreau
Printed Name of Witness



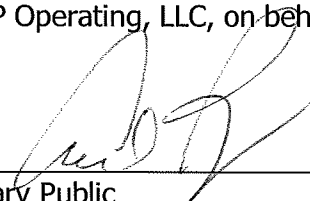
Signature of Witness

Deborah K. Carpenter
Printed Name of Witness

STATE OF NEW YORK

COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 24 day of March, 2022 by Mark Maring, as Senior Vice President of Finance and Treasurer of Desk Spinco, Inc., the sole member of Scripps NP Operating, LLC, on behalf of the company who is personally known to me.



Notary Public

ANNE DYRING RILEY
Notary Public, State of New York
No. 02RI4986950
Qualified in Monroe County
Commission Expires 9/30/2025

EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

All of Lots 4 and 5, in Parcel 1 of St. Lucie West Plat No. 133, St. Lucie West Industrial Park,
According to the plat thereof, as recorded in Plat Book 39, Pages 40 and 40A-40B, of the Public
Records of St. Lucie County, Florida.

EXHIBIT B PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2022 and subsequent years, which are a lien not yet due and payable.
2. Intentionally Omitted.
3. Intentionally Omitted.
4. Rights of tenants under unrecorded leases, with no option to purchase or right of first refusal..
5. Intentionally Omitted.
6. Intentionally Omitted.
7. Matters shown on the Plat of St. Lucie West Plat No. 133, St. Lucie West Industrial Park, recorded in Plat Book 39, Page 40 and 40A through 40B, of the Public Records of St. Lucie County, Florida, and approximately shown on the survey by Bock & Clark Corporation an NV5 Company, originally dated February 7, 2022, under Job No. 02107486-001 (the "Survey").
8. Development of Regional Impact Agreement between Thos. J. White Development Corporation, a Florida Corporation; the Peacock Fruit and Cattle Corporation, a Florida Corporation and the Department of Community Affairs of the State of Florida, recorded in Official Records Book 483, Page 885, as affected by Modification of Development of Regional Impact Agreement, recorded in Official Records Book 503, Page 676, all of the Public Records of St. Lucie County, Florida.
9. The terms, provisions, and conditions contained in that certain Notice of Adoption of Development Order, recorded in Official Records Book 571, Page 833; as affected by Notice of Adoption of Modification of an Adopted Development Order, recorded in Official Records Book 616, Page 2718; as affected by Notice of Adoption of Modification of an Adopted Development Order, recorded in Official Records Book 627, Page 554; as affected by Notice of Adoption of Modification of an Adopted Development Order, recorded in Official Records Book 640, Page 176; as affected by Notice of Subsequent Modification of an Adopted Development Order, recorded in Official Records Book 703, Page 1189; as affected by Notice of Subsequent Modification of an Adopted Development Order, recorded in Official Records Book 840, Page 2326; as affected by Notice of Subsequent Modification of an Adopted Development Order, recorded in Official Records Book 1112, Page 1302; as affected by Notice of Adoption of the Modified Development Order for the St. Lucie West Development of Regional Impact, recorded in Official Records Book 2496, Page 1496, all of the Public Records of St. Lucie County, Florida.
10. Declaration of Covenants, Conditions, and Restrictions for St. Lucie West Industrial Association which contains provisions for a private charge or assessments, recorded in Official Records Book 572, Page 1493; as affected by First Amendment to Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, recorded in Official Records Book 611, Page 2277; as affected by Second Amendment to Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, recorded in Official Records Book 621, Page 2279; as affected by Third Amendment to Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, recorded in Official Records Book 628, Page 1991; as affected by Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, recorded in Official Records Book 634, Page 1103; as affected by Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, recorded in Official Records Book 678, Page 1387; as affected by Fifth Amendment to Declaration of Covenants,

Conditions and Restrictions for St. Lucie West Industrial Association (Corrected), recorded in Official Records Book 679, Page 2199; as affected by Sixth Amendment to Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, Inc., recorded in Official Records Book 726, Page 2555; as affected by Assignment of Declarant's Rights, recorded in Official Records Book 898, Page 1779; as affected by Assignment of Declarant's Rights, recorded in Official Records Book 1016, Page 2247; as affected by Amendment to Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, recorded in Official Records Book 1195, Page 1639; as affected by Amendment to the Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, recorded in Official Records Book 1225, Page 1722; as affected by Amendment to Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, recorded in Official Records Book 1588, Page 1357; as affected by Amendment to Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, recorded in Official Records Book 2840, Page 2326; as affected by Certificate of Amendment to the Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, recorded in Official Records Book 3232, Page 1852, all of the Public Records of St. Lucie County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

11. Agreement between St. Lucie County, Florida, a political subdivision of the State of Florida and Thos. J. White Development Corporation, a Florida corporation recorded in Official Records Book 573, Page 303; as affected by Second Agreement, recorded in Official Records Book 579, Page 2706; as affected by Third Agreement, recorded in Official Records Book 663, Page 2607; as affected by Fourth Amendment, recorded in Official Records Book 718, Page 1876; as affected by Interim Road Impact Fee Credit Agreement Number Five, recorded in Official Records Book 872, Page 555; as affected by Assignment and Assumption of Rights and Obligations under Road Impact Fee Credit Agreements, recorded in Official Records Book 898, Page 1796; as affected by Interim Road Impact Fee Credit Agreement Number Six, recorded in Official Records Book 898, Page 2684; as affected by Interim Road Impact Fee Credit Agreement Number Six, recorded in Official Records Book 899, Page 1945; as affected by Assignment and Assumption of Rights and Obligations Under Road Impact Fee Credit Agreement, recorded in Official Records Book 1016, Page 2297; as affected by Interim Road Impact Fee Credit Agreement Number Seven, recorded in Official Records Book 1211, Page 504; as affected by Road Impact Fee Credit Agreement Number Eight, recorded in Official Records Book 1259, Page 2766, all of the Public Records of St. Lucie County, Florida.
12. St. Lucie West Services District Commissioners Report, attached to the Final Judgment and Decree Approving Report of Commissioners recorded in Official Records Book 683, Page 2008; as affected by Connection Fee Guarantee Agreement recorded in Official Records Book 929, Page 662; as affected by Final Judgment recorded in Official Records Book 964, Page 1010; as affected by Final Judgment recorded in Official Records Book 1212, Page 786; as affected by Certificate of No Appeal recorded in Official Records Book 1219, Page 1005; as affected by Notice of Water and Sewer Utility Operating Policy recorded in Official Records Book 1285, Page 2156; as affected by Collection Agreement recorded in Official Records Book 1349, Page 2242, all of the Public Records of St. Lucie County, Florida.
13. Intentionally Omitted.
14. Intentionally Omitted.
15. Intentionally Omitted.
16. Intentionally Omitted.

17. Intentionally Omitted.
18. Intentionally Omitted.
19. Non-Exclusive Electric Utility Easement granted to Florida Power and Light Company recorded in Official Records Book 792, Page 72, of the Public Records of St. Lucie County, Florida and approximately shown on the Survey.
20. Restrictive Covenant recorded in Official Records Book 819, Page 2477; as affected by Consent recorded in Official Records Book 926, Page 549; as affected by Assignment of Declarant's Rights recorded in Official Records Book 1016, Page 2263; as affected by Consent to Use recorded in Official Records Book 1024, Page 345; as affected by Amendment to Consent to Use recorded in Official Records Book 1240, Page 1452, all of the Public Records of St. Lucie County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
21. Intentionally Omitted
22. Restrictive Covenant recorded in Official Records Book 884, Page 2231; as affected by Assignment of Declarant's Rights, recorded in Official Records Book 1016, Page 2263, all of the Public Records of St. Lucie County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
23. Assignment of architectural approval rights, recorded in Official Records Book 1016, Page 2278, of the Public Records of St. Lucie County, Florida
24. Intentionally Omitted.
25. Imposition of taxes and/or assessments by virtue of the Notice of Establishment of the St. Lucie West Services District, recorded in Official Records Book 1250, Page 1737, of the Public Records of St. Lucie County, Florida.
26. Ordinance No. 00-002, by the Board of County Commissioners of St. Lucie County, Florida, recorded in Official Records Book 1301, Page 2302, of the Public Records of St. Lucie County, Florida.
27. Fire/EMS Impact Fee Credit Agreement between St. Lucie County, Florida, a political subdivision of the State of Florida and St. Lucie West Development Corporation recorded in Official Records Book 1470, Page 880, of the Public Records of St. Lucie County, Florida.
28. Restrictions, covenants and provisions as set forth in Special Warranty Deed recorded in Official Records Book 1588, Page 1364, of the Public Records of St. Lucie County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
29. Restrictions, covenants and provisions as set forth in Special Warranty Deed recorded in Official Records Book 1588, Page 1370, of the Public Records of St. Lucie County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

30. Non-Exclusive Access Easement granted to St. Lucie West Services District, recorded in Official Records Book 1666, Page 664, of the Public Records of St. Lucie County, Florida.
31. Utility Easement granted to St. Lucie West Services District, recorded in Official Records Book 1878, Page 617, of the Public Records of St. Lucie County, Florida and approximately shown on the Survey.
32. All matters contained in that certain Notice of Water and Sewer Utility Operating Policy, recorded in Official Records Book 3123, Page 1678, of the Public Records of St. Lucie County, Florida.
33. Assignment of Dedications and Reservations, recorded in Official Records Book 3660, Page 586, of the Public Records of St. Lucie County, Florida.