

This instrument prepared by and after recording, please return to:
First American Title Insurance
Company – NCS-FL5-339-CHAR
201 S. College Street
Suite 1440
Charlotte, NC 28244
Attn: Debbie Stewart

This space reserved for Recorder's use only.

St. Lucie County Property Tax Account No. 4410-501-0001-000-6

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 5th day of October, 2023, by and between **BANK OF AMERICA, NATIONAL ASSOCIATION**, a national banking association, successor by merger to NATIONSBANK, NATIONAL ASSOCIATION, successor by merger to BARNETT BANK, NATIONAL ASSOCIATION, successor by merger to BARNETT BANK OF THE TREASURE COAST, successor by merger to BARNETT BANK OF ST. LUCIE COUNTY (hereinafter referred to as "Grantor") in favor **2300 VETERANS HIGHWAY LLC**, a Florida limited liability company, whose addresses is 3500 SW Centre Court, Palm City, FL 34990 (hereinafter referred to as "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and their respective heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies and corporations).

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid to Grantor, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, transferred, conveyed and confirmed and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain tract or parcel of land lying and being in St. Lucie County, Florida, being more particularly described on **EXHIBIT A** attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property").

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto, including all of Grantor's right, title and interest, if any (but without warranty whether statutory, express or implied), in and to any land situated in any adjacent strips, street, road, highway or other right of way, public or private, open or proposed, including rights of ingress and egress, all other easements, privileges and hereditaments, whether or not of record, minerals, oil, gas and other same 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, and hereby warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever arising by, through or under Grantor but not otherwise, subject only to those matters described on **EXHIBIT B** attached hereto.

A copy of Assistant Secretary's Certificate of Bank of America, National Association, is attached hereto as **EXHIBIT C**.

Grantor warrants and represents that all ad valorem taxes and assessments for the Property for the year 2022 and all prior years have been fully paid.

SIGNATURE FOLLOWS ON NEXT PAGE

IN WITNESS WHEREOF, Grantor has caused this deed to be signed, sealed and delivered, this 4th day of October, 2023.

GRANTOR:

BANK OF AMERICA, NATIONAL ASSOCIATION, a national banking association

[Signature]
Witness
Print Name: Joan Arria

By: [Signature]
Name: Kathleen M. Luongo
Title: Vice President

[Signature]
Witness
Print Name: Marianne P. Isgur

STATE OF MASSACHUSETTS

COUNTY OF MIDDLESEX

The foregoing instrument was acknowledged before me this 4th day of October, 2023 by Kathleen M. Luongo, as Vice President of Bank of America, National Association, a national banking association, who is personally known to me or who has produced personally known as identification and who did (did not) take an oath.

[Signature]
Notary Public
Joan Arria
Printed Name



EXHIBIT A

LEGAL DESCRIPTION

Lot 1, A First Replat of Rivergate Office Plaza, according to the plat thereof, as recorded in Plat Book 23, Page 38, of the Official Records of St. Lucie County, Florida.

Address: 2300 SE Veterans Memorial Pkwy, Port St. Lucie, FL 34952
St. Lucie County Parcel ID No. 4410-501-0001-000-6; Account No. 118081; Map ID No. 44/10N

EXHIBIT B

PERMITTED EXCEPTIONS

1. Rights of parties in possession, if any.
2. Governmental rights of police power or eminent domain unless notice of the exercise of such rights appears in the public records as of the date hereof; and the consequences of any law, ordinance or governmental regulation including, but not limited to, building and zoning ordinances.
3. Defects, liens, encumbrances, adverse claims or other matters (a) not known to the Grantor and not shown by the public records but known to the Grantee as of the date hereof and not disclosed in writing by the Grantee to the Grantor prior to the date hereof; (b) resulting in no loss or damage to the Grantee; or (c) attaching or created subsequent to the date hereof.
4. Visible and apparent easements and all underground easements, the existence of which may arise by unrecorded grant or by use.
5. Any and all unrecorded leases, if any, and rights of parties therein.
6. Taxes and assessments for the year of closing and subsequent years.
7. All judgments, liens (excluding construction liens), assessments, code enforcement liens, encumbrances, declarations, mineral reservations, covenants, restrictions, reservations, easements, agreements and any other matters as shown on the public records.
8. Any state of facts which an accurate survey or inspection of the Property would reveal, including inland/tidal wetlands designation if applicable.
9. Any liens for municipal betterments assessed after the date of the within Deed and/or orders for which assessments may be made after the date of the within Deed.
10. Matters shown on the Plat of Rivergate Office Plaza, recorded in Plat Book 23, Page 16; as affected by Certificate of Recording recorded in Official Records Book 384, Page 2000 of St. Lucie County, Florida.
11. Matters shown on the Plat of A First Replat of Rivergate Office Plaza, recorded in Plat Book 23, Page 38; as affected by Certificate of Recording recorded in Official Records Book 427, Page 488 of St. Lucie County, Florida.
12. Easements contained and described in Book 417, Page 2184 of Official 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).
13. Easement granted to Florida Power & Light Company by instrument recorded in Official Records Book 431, Page 2717 of St. Lucie County, Florida.

14. The terms, provisions, and conditions contained in that certain State of Florida Department of Transportation Right of Way Resolution for State Highway System Projects, recorded in Official Records Book 734, Page 463 of St. Lucie County, Florida.
15. The terms, provisions, and conditions contained in that certain Resolution No. 93-84 by The Board of County Commissioners of St. Lucie County, Florida, recorded in Official Records Book 834, Page 607 of St. Lucie County, Florida.
16. Easement, granted from The City of Port St. Lucie to The State of Florida Departmental of Environmental Protection, recorded in Official Records Book 1626, Page 1642 of St. Lucie County, Florida.
17. Without limiting the foregoing, all covenants, conditions, restrictions and other matters of record recorded or filed in the applicable records of St. Lucie County, Florida, with respect to the real property conveyed hereby.

EXHIBIT C

ASSISTANT SECRETARY'S CERTIFICATE
OF
BANK OF AMERICA, NATIONAL ASSOCIATION

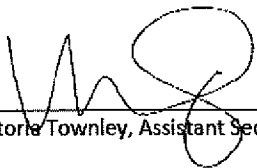
The undersigned, Victoria Townley, an Assistant Secretary of Bank of America, National Association (the "Association"), a national banking association organized and existing under the laws of the United States of America and having its principal place of business in the City of Charlotte, County of Mecklenburg, State of North Carolina, does hereby certify that:

1. Effective November 28, 1983, Port St. Lucie Bank changed its name to the **Barnett Bank of St. Lucie County**.
2. Effective June 22, 1990, **Barnett Bank of St. Lucie County**, Port St. Lucie, Florida, was merged into and under the charter of **Barnett Bank of Indian River County**, Vero Beach, Florida, with the resulting title of **Barnett Bank of the Treasure Coast**, and moved to Port St. Lucie, Florida.
3. Effective June 29, 1996, **Barnett Bank of the Treasure Coast**, Port St. Lucie, Florida, was merged into and under the charter of **Barnett Bank of Jacksonville, National Association**, Jacksonville, Florida, with the resulting bank title of **Barnett Bank, National Association**, Jacksonville, Florida, Charter Number 9049.
4. Effective October 8, 1998, **Barnett Bank, National Association**, Jacksonville, Florida, Charter Number 9049, was merged into and under the charter and title of **NationsBank, National Association**, Charlotte, North Carolina, Charter Number 14448.
5. Effective July 5, 1999, the title of **NationsBank, National Association**, Charter Number 14448, was changed to **Bank of America, National Association**.
6. Effective July 23, 1999, **Bank of America, National Association**, Charlotte, North Carolina, Charter Number 14448, was merged into and under the charter of **Bank of America National Trust and Savings Association**, San Francisco, California, Charter Number 13044, with the resulting bank title of **Bank of America, National Association**, Charlotte, North Carolina, Charter Number 13044.

AS A CERTIFICATION TO THE MATTERS SET FORTH HEREIN, I have hereupon set my hand and affixed the seal of said Association this 15th day of December, 2021.

(SEAL)





 Victoria Townley, Assistant Secretary