

Consideration Paid: \$11,430,000.00
Documentary Stamp Taxes: \$80,010.00

Prepared by and
after recording return to:

Mahoney Law Group, P.A.
Rachael L. Greenstein, Esq.
2240 Belleair Road, Suite 210
Clearwater, Florida 33764

Parcel Number:
A portion of 3302-704-0004-000/5

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“**Deed**”) is made this 15th day of August, 2023, by **MIDWAY GLADES DEVELOPERS, LLC**, a Delaware limited liability company (“**Grantor**”), whose address is 7807 Baymeadows Road East, Suite 205, Jacksonville, Florida 32256, in favor of **MERITAGE HOMES OF FLORIDA, INC.**, a Florida corporation (“**Grantee**”), whose address is 1400 Centrepark Boulevard, Suite 1000 (10th Floor), West Palm Beach, Florida 33401.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars, and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in St. Lucie County, Florida (“**Property**”):

That certain real property which is more particularly described in **Exhibit “A”** attached hereto and incorporated herein by this reference, together with all fixtures, improvements and appurtenances thereunto appertaining.

TO HAVE AND TO HOLD the Property, with the appurtenances, unto Grantee, its successors and assigns, in fee simple forever;

And Grantor does hereby covenant with Grantee that the Property is free from all liens and encumbrances except those matters set forth on **Exhibit “B”** attached hereto and incorporated herein by reference (the “**Permitted Exceptions**”);

And subject to the Permitted Exceptions, Grantor does hereby fully warrant title to the Property, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

[Signature on following page.]

[Signature Page to Special Warranty Deed – Midway Glades/Meritage Homes]

IN WITNESS WHEREOF, Grantor has executed this Deed under seal on the date aforesaid.

Signed, sealed and delivered
in the presence of:

MIDWAY GLADES DEVELOPERS, LLC,
a Delaware limited liability company

Witness: *Benjamin Meyers*

Print Name: Benjamin Meyers

Witness: *Brennan Dwyer*

Print Name: Brennan Dwyer

By: *R. Austin Burr*
R. Austin Burr, Vice President

STATE OF FLORIDA

COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of / X / physical presence or / ___ / online notarization this 14th day of August, 2023, by R. Austin Burr, as Vice President of Midway Glades Developers, LLC, a Delaware limited liability company, on behalf of the company, / X / who is personally known to me or / ___ / who has produced a _____ as identification.

Kim Marie Ryter

Notary Public

My Commission Expires: 1/15/24

Notary Seal:



Kim Marie Ryter
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG947574
Expires 1/15/2024

Exhibit "A" to Special Warranty Deed

Property

Lots 201 through 329, inclusive, and Lots 353 through 364, inclusive, LTC RANCH WEST PHASE 1, according to the map or plat thereof, as recorded in Plat Book 111, Pages 1 through 23, inclusive, of the Public Records of St. Lucie County, Florida.

Exhibit "B" to Special Warranty Deed**Permitted Exceptions**

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable.
2. Phosphate, Minerals, Metals and Petroleum Reservations as set forth in Deed from Board of Education of the State of Florida recorded in Deed Book 10, Page 139, as affected by Release of Reservations recorded August 3, 2021 in Official Records Book 4658, Page 1643, of the Public Records of St. Lucie County, Florida. The right of entry for purposes of Mining and/or Exploration of these items was released by Official Records Book 4658, Page 1643, of the Public Records of St. Lucie County, Florida.
3. Terms, conditions and provisions set forth in Resolution No. 97-085 approving a Development Order for the Development of Regional Impact known as LTC RANCH recorded in Official Records Book 1081, Page 1808; Note of Adoption of Amended Development Order for the Development of Regional Import of LTC RANCH recorded in Official Records Book 1312, Page 27; Notice of Adoption of an Amendment recorded in Official Records Book 2896, Page 473; Notice of Adoption of an Amendment to the Development Order for the LTC Ranch Development of Regional Impact recorded in Official Records Book 4283, Page 1175 and Official Records Book 4611, Page 1807; Assignment of Development Rights and Entitlements recorded in Official Records Book 4455 Page 508, of the Public Records of St. Lucie County, Florida.
4. City of Port St. Lucie Ordinance 02-126 recorded December 18, 2002 in Official Records Book 1629, Page 429, of the Public Records of St. Lucie County, Florida.
5. Terms, conditions and provisions set forth in Contribution Agreement between City of Port St. Lucie and LTC Joint Venture recorded in Official Records Book 1863, Page 1819, as affected by Assignment of Developers Rights, Licenses, Approvals and Residual Rights to Centex Homes, a Nevada general partnership recorded in Official Records Book 2565, Page 293, as assigned by unrecorded As Is Assignment and Assumption of Development Rights, dated December 6, 2017 by and between Centex Homes, a Nevada general partnership, Assignor and LTC Midway, LLC, a Florida limited liability company, Assignee, Affidavit recorded in Official Records Book 4389, Page 611 and as affected by Affidavit recorded in Official Records Book 4455, Page 491 and by Assignment of Development Rights and Entitlements recorded in Official Records Book 4455, Page 508, of the Public Records of St. Lucie County, Florida.
6. Educational Facilities Impact Fee Credit Agreement between LTC Midway, LLC and The School Board of St. Lucie County, Florida recorded February 3, 2020 in Official Records Book 4377, Page 1852, as affected by Assignment and Assumption of Educational Facilities Impact Fee Credit Agreement recorded in Official Records Book 4455, Page 513 and by First Amendment to Educational Facilities Impact Fee Credit Agreement recorded in Official Records Book 4563, Page 548, of the Public Records of St. Lucie County, Florida.
7. Road Impact Fee Credit Agreement between St. Lucie County and Midway Glades Developers, LLC, recorded June 25, 2021 in Official Records Book 4637, Page 1863, as amended by RIF 2021-001 recorded October 20, 2022 in Official Records Book 4904, Page 1791, of the Public Records of St. Lucie County, Florida.
8. Notice of Establishment of the LTC Ranch West Residential Community Development District recorded June 30, 2021 in Official Records Book 4639, Page 2714, as affected by Notice of Boundary Amendment of the LTC Ranch West Residential Community Development District, recorded August 31, 2022 in Official Records Book 4881, Page 2876, as affected by the Final Judgment Validating Bonds recorded in Official Records Book 4682, Page 1783, of the Public Records of St. Lucie County, Florida.
9. Declaration of Consent to Jurisdiction of LTC Ranch West Residential Community Development District recorded November 15, 2021 in Official Records Book 4720, Page 1028, of the Public Records of St. Lucie County, Florida.

10. Terms, conditions and provisions as set forth in LTC Ranch West Residential Community Development District Notice of Series 2021A Special Assessments as recorded November 15, 2021 in Official Records Book 4720, Page 1037, of the Public Records of St. Lucie County, Florida.
11. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of LTC RANCH WEST PHASE 1, recorded in Plat Book 111, Pages 1 through 23, inclusive, as affected by Joinders and Consent to Plat recorded in Official Records Book 4918, Page 1766; Official Records Book 4918, Page 1768 and Official Records Book 4918, Page 1770, of the Public Records of St. Lucie County, Florida.
12. Utility Service Agreement by and between City of Port St. Lucie and Midway Glades Developers, LLC, recorded January 25, 2022 in Official Records Book 4761, Page 221, of the Public Records of St. Lucie County, Florida.
13. Disclosure of Public Financing and Maintenance of Improvements to Real Property – LTC Ranch West Residential Community Development District recorded January 26, 2022 in Official Records Book 4761, Page 2877, of the Public Records of St. Lucie County, Florida.
14. Utility Infrastructure Agreement – LTC Ranch West Phase 1- Offsite Utility Facilities, recorded April 12, 2022 in Official Records Book 4806, Page 1664, as amended by First Amendment to the Utility Infrastructure Agreement recorded September 2, 2022 in Official Records Book 4883, Page 2180, of the Public Records of St. Lucie County, Florida.
15. Terms and Conditions of Road Improvement Agreement recorded November 2, 2022 in Official Records Book 4910, Page 608, by and between Midway Glades Developers, LLC and LTC Midway, LLC, of the Public Records of St. Lucie County, Florida.
16. Restriction, covenants, conditions an easement contained in that certain Declaration of Covenants, Conditions and Restrictions for Bristol at Wylder recorded December 12, 2022 in Official Records Book 4925, Page 1095.
17. Declaration of Restrictive Covenants by and between Midway Glades Developers, LLC, a Delaware limited liability company and Meritage Homes of Florida, Inc., a Florida corporation, recorded concurrently herewith in the Public Records of St. Lucie County, Florida.
18. Any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law whether or not shown by the Public Records arising from the following recorded Notices of Commencements: Official Records Book 4991, Page 329; Official Records Book 4991, Page 330; Official Records Book 4991, Page 331; Official Records Book 4991, Page 332; Official Records Book 4991, Page 333; Official Records Book 4991, Page 334; Official Records Book 4991, Page 335; Official Records Book 4991, Page 336; Official Records Book 4991, Page 337; Official Records Book 4991, Page 338; Official Records Book 4991, Page 361; Official Records Book 4991, Page 362; Official Records Book 4991, Page 363; Official Records Book 4991, Page 364; Official Records Book 4991, Page 365; Official Records Book 4991, Page 366; Official Records Book 4991, Page 367; Official Records Book 4991, Page 368; Official Records Book 4991, Page 369; Official Records Book 4991, Page 370; Official Records Book 4991, Page 371; Official Records Book 4991, Page 372; Official Records Book 4991, Page 373; Official Records Book 4991, Page 374; Official Records Book 4991, Page 375; Official Records Book 5029, Page 1103; Official Records Book 5029, Page 1104; Official Records Book 5029, Page 1105; Official Records Book 5029, Page 1106; and Official Records Book 5029, Page 1107, of the Public Records of St. Lucie County, Florida.