

**Return to: (enclose self-addressed stamped envelope)**

**Name:** Barry E. Somerstein, Esq.

**Address:**

Greenspoon Marder LLP  
200 East Broward Boulevard  
Suite 1800  
Fort Lauderdale, FL 33301

**This Instrument Prepared by:**

Barry E. Somerstein, Esq.

**Address:**

Greenspoon Marder LLP  
200 East Broward Boulevard  
Suite 1800  
Fort Lauderdale, FL 33301

**Parcel ID No.:** #3419-576-0002-000/9 and  
#3419-576-0001-000/2.

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

*This Special Warranty Deed* made and executed the 9<sup>th</sup> day of September, 2024, by FAR 2, LLC, a Florida limited liability company (“Grantor”), having an address of 201 East Las Olas Boulevard, Suite 1900, Fort Lauderdale, Florida 33301 to HD CANOPY WALK, LLC, a Florida limited liability company (“Grantee”), having an address of 4755 Technology Way, Suite 210, Boca Raton, Florida 33431:

**Witnesseth:** That Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain real property situate in St. Lucie County, Florida (“Real Property”), as follows:

See Exhibit “A” attached hereto and made a part hereof

Together with all the tenements, hereditaments, and appurtenances thereto belonging or appertaining. **SUBJECT TO the following “Permitted Exceptions”:** (i) taxes and assessments applicable to the Real Property for 2024 and subsequent years; (ii) any matters created by or through the Grantee, (iii) easements, restrictions, declarations and other matters of record, and (iv) matters set forth on Exhibit “B” attached hereto and made a part hereof, which Permitted Exceptions do not serve to reimpose same.

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

**AND** the Grantor hereby covenants with said Grantee that it has good right and lawful authority to sell and convey said Real Property; that it hereby specially warrants the title to said land subject to the Permitted Exceptions and will defend the same against the lawful claims of all persons claiming by, through and under Grantor subject to the Permitted Exceptions, but against none other.

***In Witness Whereof***, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered  
In the presence of:

**FAR 2, LLC**, a Florida limited liability company

Marcy McBride  
Signature  
Printed Name Marcy McBride  
Witness Address: 201 E. Las Olas Blvd  
Ste. 1900, Ft Lauderdale, FL 33301

By: A Z W  
Name: Andrew Meran  
Title: VP

[Signature]  
Signature  
Printed Name Evgeny Munkov  
Witness Address: 201 E. Las Olas Blvd  
Ste 1900, Ft Lauderdale, FL 33301

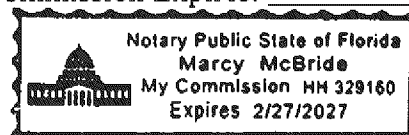
Address: 201 E. Las Olas Boulevard  
Suite 1900  
Fort Lauderdale, FL 33301

STATE OF FLORIDA        )  
  ) SS:  
COUNTY OF BROWARD    )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of  physical presence or  online notarization by \_\_\_\_\_, the \_\_\_\_\_ of FAR 2, LLC, a Florida limited liability company, freely and voluntarily under authority duly vested in him by said company. He is personally known to me or has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 5<sup>th</sup> day of September, 2024.

Marcy McBride  
Notary Public, State of Florida at Large,  
typed, printed or stamped name of Notary  
Public  
My Commission Expires: \_\_\_\_\_



**EXHIBIT "A"**  
**REAL PROPERTY**

A parcel of land being a portion of St. Lucie West Plat No. 178, recorded in Plat Book 49, Pages 3 and 4, Public Records of St. Lucie County, Florida, and being more particularly described as follows:

Being all of said St. Lucie West Plat No. 178, less all of the right-of-way of old Inlet Drive as shown on said St. Lucie West Plat No. 178

ALSO KNOWN AS:

A portion of the plat of ST. LUCIE WEST PLAT NO. 178, according to the plat thereof, as recorded in Plat Book 49, Pages 3 and 4, of the Public Records of St. Lucie County, Florida, being more particularly described as follows:

Beginning at the Northeast Corner of the plat of THE CASCADES AT ST. LUCIE WEST - PHASE FIVE, ST. LUCIE WEST PLAT NO. 157, according to the plat thereof, as recorded in Plat Book 41, Pages 37, 37A-37L of the Public Records of St. Lucie County, Florida, said point being further described as being the Northwest Corner of MAGNOLIA LAKES AT ST. LUCIE WEST - PHASE TWO "B", ST. LUCIE WEST PLAT NO. 161, according to the plat thereof, as recorded in Plat Book 42, Pages 12, 12A and 12B, of the Public Records of St. Lucie County, Florida, thence North 90°00'00" West, along the North Line of said THE CASCADES AT ST. LUCIE WEST- PHASE FIVE, ST. LUCIE WEST PLAT NO. 157 and along the South Line of said plat of ST. LUCIE WEST PLAT NO. 178, a distance of 386.88 feet to a point on the East Right-of-Way Line of Old Inlet Drive, as shown on said plat of ST. LUCIE WEST PLAT NO. 178; thence North 00°06'25" West, along said East Right-of-Way line, a distance of 64.68 feet to the Point of Curvature of a circular curve to the right; thence Northerly and Easterly, along the arc of said curve, along said Right-of-Way Line, having a radius of 200.00 feet, through a central angle of 53°07'48", an arc distance of 185.46 feet to the Point of Reverse Curvature to circular curve to the left, said point being further described as being on the Southerly Right-of-Way Line of N.W. Cashmere Boulevard, as shown on said plat of ST. LUCIE WEST PLAT NO. 178; thence Easterly and Northerly, along the arc of said curve, along said Southerly Right-of-Way Line, having a radius of 200.00 feet, through a central angle of 31°33'46", an arc distance of 110.18 feet to the Point of Reverse Curvature of a circular curve to the right; thence Northerly and Easterly, along the arc of said curve, along the said Southerly Right-of-Way Line, having a radius of 100.00 feet, through a central angle of 57°46'09", an arc distance of 100.83 to the Point of Tangency; thence North 79°13'43" East, along said Southerly Right-of-Way Line, a distance of 316.45 feet to the Point of Curvature of a circular curve to the right; thence Northerly, Easterly and then Southerly, along the arc of said curve, along said South Right-of-Way Line, having a radius of 1090.00 feet, through a central angle of 28°51'53", an arc distance of 549.12 to the Northeast corner of said plat of ST. LUCIE WEST PLAT NO. 178; thence South 18°05'35" West, along the East Line of said plat of ST. LUCIE WEST PLAT NO. 178, a distance of 315.23 feet; thence South 00°38'09" East, along the East Line of said plat of ST. LUCIE WEST PLAT NO. 178, a distance of 97.90 feet to the Southeast corner of said plat of ST. LUCIE WEST PLAT NO. 178, said point being further described as being on the North Line of said plat of MAGNOLIA LAKES AT ST. LUCIE WEST

- PHASE TWO "B", ST. LUCIE WEST PLAT NO. 161; thence North 90°00'00" West, along the South Line of the plat of said ST. LUCIE WEST PLAT NO. 178 and along the said North Line of MAGNOLIA LAKES AT ST. LUCIE WEST - PHASE TWO "B", ST. LUCIE WEST PLAT NO. 161, a distance of 589.23 feet to the Northeast Corner of the plat of THE CASCADES AT ST. LUCIE WEST - PHASE FIVE, ST. LUCIE WEST PLAT NO. 157 and the Point of Beginning of this description.

Said lands situate, lying and being in St. Lucie County, Florida.

Containing 395,900.39 square feet or 9.089 acres, more or less.

**EXHIBIT "B"****PERMITTED EXCEPTIONS**

1. Covenants, Conditions, Restrictions, Reservations, Dedications, and Easements contained on the Plat of St. Lucie West Plat No. 178, as recorded in Plat Book 49 Page 3, of the Public Records of St. Lucie County, Florida.
2. Covenants, Conditions, Restrictions, Reservations, Dedications, and Easements contained on the Plat of St. Lucie West Plat No. 112, as recorded in Plat Book 37 Page 21, of the Public Records of St. Lucie County, Florida.
3. Covenants, Conditions, Restrictions, Reservations, Dedications, and Easements contained on the Plat of St. Lucie West Plat No. 81, as recorded in Plat Book 36 Page 25, of the Public Records of St. Lucie County, Florida.
4. Declaration of Covenants, Conditions, and Restrictions for St. Lucie West Prima Vista Association recorded in Official Records Book 636 Page 1687, together with and as affected by the Amendments/Supplements/Notices recorded in Official Records Book 649 Page 1363; Book 678 Page 1375; Book 680 Page 1046; Book 691 Page 1619; Book 693 Page 702; Book 715 Page 354 ; Book 808 Page 2078; Book 719 Page 263; Book 722 Page 525; Book 749 Page 2355; Book 808 Page 2078; Book 937 Page 1073; Book 937 Page 1077; Book 962 Page 1630; Book 978 Page 1611; Book 1082 Page 190; Book 1082 Page 193; Book 1164 Page 1562; Book 1192 Page 1787; Book 1198 Page 2457; Book 1215 Page 787; Book 1343 Page 2497; Book 1520 Page 1086; Book 1082 Page 193; Book 2986 Page 2343; Book 2993 Page 2216; Book 3067 Page 1012; Book 3880 Page 365; Assignment of Declarant's Rights in Official Records Book 898 Page 1761, Official Records Book 1016 Page 2257, and Official Records Book 4267 Page 1093, all of the Public Records of St. Lucie County, Florida. Such Declaration, as amended, establishes and provides without limitation for covenants, conditions, restrictions, terms, obligations, easements, liens, charges, and assessments.
5. Declaration of Consent to Jurisdiction recorded in Official Records Book 1225 Page 2136 and Official Records Book 1263 Page 2576, together with and as affected by the Release of Special Assessment Lien recorded in Official Records Book 2703 Page 2910, of the Public Records of St. Lucie County, Florida.
6. Notices recorded Official Records Book 1250 Page 1737 and Official Records Book 1285 Page 2156, of the Public Records of St. Lucie County, Florida.
7. Notice of Adoption of Development Order recorded in Official Records Book 571 Page 833 ; Notice of Adoption of Modification of an Adopted Development Order recorded in Official Records Book 616 Page 2718; Official Records Book 627 Page 554; Official Records Book 640 Page 176; Official Records Book 703 Page 1189; Official Records Book 840 Page 2326 and Official Records Book 1112 Page 1302, of the Public Records of St. Lucie County, Florida.

8. Development of Regional Impact Agreement recorded in Official Records Book 483 Page 885; as modified in Official Records Book 503 Page 676, of the Public Records of St. Lucie County, Florida.
9. Restrictive Covenants recorded in Official Records Book 819 Page 2477 and Official Records Book 884 Page 2225, together with and as affected by the Assignment of Declarant Rights recorded in Official Records Book 1016 Page 2263; the Consent to Use recorded in Official Records Book 926 Page 549 and Official Records Book 1024, Page 345, and Amendment in Official Records Book 1240 Page 1452, of the Public Records of St. Lucie County, Florida.
10. Assignment of Architectural Approval Rights recorded in Official Records Book 1016 Page 2278, of the Public Records of St. Lucie County, Florida.
11. Road Impact Fee Agreements recorded in Official Records Book 573 Page 303; Official Records Book 579 Page 2706; Official Records Book 663 Page 2607; Official Records Book 718 Page 1876; Official Records Book 872 Page 555; Official Records Book 898 Page 2684; Official Records Book 899 Page 1945; Official Records Book 1259 Page 2766, and Assignments recorded in Official Records Book 898 Page 1796, Official Records Book 1016 Page 2297 and Official Records Book 1211 Page 504 and as affected by the Interlocal Agreement regarding 1999 Road Impact Project recorded in Official Records Book 1239 Page 2059, of the Public Records of St. Lucie County, Florida.
12. Interlocal Agreement to provide maintenance of Stormwater Management System for St. Lucie West Services District recorded in Official Records Book 1016 Page 2030, of the Public Records of St. Lucie County, Florida.
13. Amended and Restated Notice of Public Financing and Maintenance of Improvements recorded in Official Records Book 3673 Page 1335, together with and as affected by the First Supplement to Amended and Restated Notice of Public Financing and Maintenance of Improvements recorded in Official Record Book 4712 Page 625, of the Public Records of St. Lucie County, Florida.
14. St. Lucie West Service District Commissioner's Report recorded in Official Records Book 683 Page 2008; Final Judgment of Decree recorded in Official Records Book 683 Page 1344 and Official Records Book 683 Page 2006; Agreement recorded in Official Records Book 929 Page 662, as affected by Final Judgment recorded in Official Records Book 964 Page 1010; Official Records Book 1212 Page 786; Official Records Book 1219 Page 1005; Collection Agreement filed in Official Records Book 1349 Page 2242; and further by the Lien of Record of St. Lucie West Services District as recorded in Official Records Book 4712 Page 621, of the Public Records of St. Lucie County, Florida.
15. Fire/EMS Impact Fee Agreement recorded in Official Records Book 1470 Page 880; School Impact Fee Agreement recorded in Official Records Book 1033 Page 2199 and Libraries Impact Fee Agreement recorded in Official Records Book 1301 Page 2302, of the Public Records of St. Lucie County, Florida.

16. Covenants, conditions, restrictions, reservations, terms, and obligations set forth in that certain Special Warranty Deed from St. Lucie West Development Company, LLC, a Florida limited liability company, successor by merger with St. Lucie West Development Corp., a Delaware corporation, to CST, LCC, a Florida limited liability company recorded in Official Records Book 2450 Page 2249, together with and as affected by the Amendment to Deed recorded in Official Records Book 4094 Page 2217, of the Public Records of St. Lucie County, Florida.
17. Agreement to Dedicate or Grant Easements and Related Surface Water Management Rights as recorded in Official Records Book 1190 Page 2670, of the Public Records of St. Lucie County, Florida.
18. Unrecorded American Bee Project Participation Agreement between The American Bee Project, Inc, a Florida corporation and FAR 2, LLC dated December 18, 2015.
19. Matters shown on that certain survey prepared by GeoPoint Surveying, Inc. dated February 6, 2024, last revised September 5, 2024 under Job No/Field Book 2024-06W/15 (Cashmere Townhomes).

**NOTE:** All recording references in this commitment/policy shall refer to the Public Records of St Lucie County, unless otherwise noted.