

Record and Return to:

Steven R. Parson, Esq.
Shutts & Bowen LLP
525 Okeechobee Blvd., Suite 1100
West Palm Beach, FL 33401

This Instrument Prepared by:

Tanya Bower, Esq.
Tripp Scott, P.A.
110 SE 6th Street, 15th Floor
Fort Lauderdale, Florida 33301

Tax Folio No.: 4309-803-0017-000-7

This deed is being re-recorded to correct a scrivener's error.
Documentary stamp taxes were paid in connection with the original
deed recorded 12/07/2020 in OR Book 4519 Page 1394.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of the 4 day of December, 2020, by CHRIST FAMILY CHURCH, INC., a Florida not for profit corporation, whose address is 1099 SW Civic Lane, Port St. Lucie, Florida 34987-2141 (hereinafter referred to as "**Grantor**"), to Tradition Community Association, Inc., a Florida not for profit corporation, whose address is C/o Castle Group, 10807 SW Tradition Square, Port St. Lucie, Florida 34987 (hereinafter referred to as "**Grantee**").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, that parcel of land lying and being in the County of St. Lucie, State of Florida, as more particularly described as follows (the "**Property**"):

Parcel 1 of Tradition Plat No. 17, according to the Plat thereof, as recorded in Plat Book 43, Pages 22-22F, of the Public Records of St. Lucie County, Florida.

TOGETHER WITH all the improvements, tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining and together with all rights and easements of record.

SUBJECT TO taxes for the year 2021 and subsequent years, and applicable zoning, ordinances and those matters set forth on **Exhibit "A"** attached hereto and by this reference made a part hereof; provided, however, that nothing herein shall be deemed to reimpose any of such matters.

TO HAVE AND TO HOLD the same in fee simple forever.

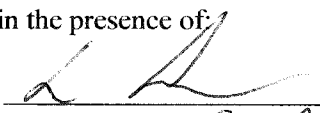
And Grantor covenants with Grantee that at the time of the delivery of this Deed the Property was free from all encumbrances made by Grantor, and that Grantor hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

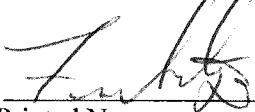
The property being acquired as "Association Property" as such term is defined in the Tradition Community Association Charter as recorded in St. Lucie County, Florida, Official Records Book 1700, Page 868, as amended from time to time.

[Signatures on next page]

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly executed in its name, as of the date first set forth above.

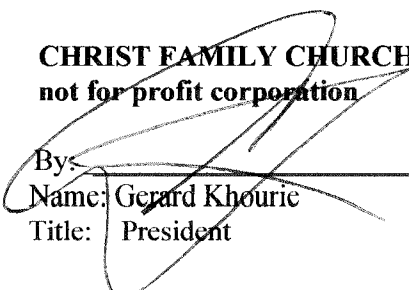
Signed, sealed and delivered
in the presence of:


Printed Name: Erin Askew


Printed Name: Francisco Santiago

GRANTOR:

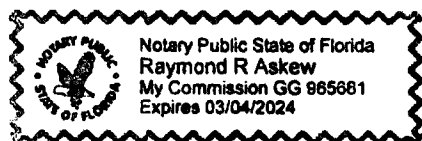
**CHRIST FAMILY CHURCH, INC., a Florida
not for profit corporation**

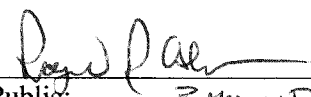
By: 
Name: Gerard Khourie
Title: President

[CORPORATE SEAL]

STATE OF FLORIDA)
) ss:
COUNTY OF ST. LUCIE)

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization, this 14 day of December, 2020, by Gerard Khourie, as President of CHRIST
FAMILY CHURCH, INC., a Florida not for profit corporation, on behalf of said corporation, who is
personally known to me or who produced _____ as identification.




Notary Public: RAYMOND R ASKEW
Commission No.: _____

My Commission Expires: _____

EXHIBIT "A"

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TRADITION PLAT NO. 17, as recorded in Plat Book 43, Page(s) 22 and 22A through 22F, as modified by Resolution No. 05-228 recorded June 2, 2005 in Book 2260, Page 925, 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).
2. Developer Agreement as set forth in instrument recorded February 21, 2000 in Book 1281, Page 382.
3. Resolution No. 01-011 as recorded August 8, 2001 in Book 1421, Page 2373, together with Resolution No. 01-010 recorded August 8, 2001 in Book 1421, Page 2376, Resolution No. 02-142 recorded August 6, 2002 in Book 1563, Page 1107, and Resolution No. 02-141 recorded August 6, 2002 in Book 1563, Page 1115.
4. Preliminary Development Agreement for the Westchester Development of Regional Impact recorded May 17, 2001 in Book 1394, Page 641; together with and as affected by: Development Agreement between the Board of County Commissioners of St. Lucie County and Westchester Development Company, Phase I recorded September 25, 2001 in Book 1437, Page 2741; Notice of Adoption of the Development Order for the Tradition Development of Regional Impact recorded October 1, 2003 in Book 1810, Page 1990; Notice of Adoption of the Amended and Restated Development Order for the Tradition Development of Regional Impact recorded December 2, 2003 in Book 1853, page 2387; Notice of Adoption of the Amended and Restated Development Order for the Tradition Development of Regional Impact recorded February 28, 2006 in Book 2496, page 1459; Notice of Adoption of the Amended and Restated Development Order for the Tradition Development of Regional Impact as recorded July 26, 2007 in Book 2856, page 932; Amended and Restated District Development Interlocal Agreement as recorded June 11, 2008 in Book 2983, Page 1074; Access, Drainage, and Water Management Easement as recorded September 26, 2018, in Book 4184, Page 1085, Second Access, Drainage, and Water Management Easement as recorded September 26, 2018, in Book 4184, Page 1123; as assigned by Assignment of Dedications as recorded September 26, 2018, in Book 4184, Page 1205; Notice of Adoption of the Amended and Restated Development Order for the Tradition Development of Regional Impact as recorded September 9, 2008 in Book 3012, Page 1942; Notice of Adoption of the City of Port St. Lucie Resolution 09-R34 Correcting a Scrivener's Error in Resolution 08-R82, the Amended and Restated Development Order for the Tradition Development of Regional Impact recorded March 13, 2009 in Book 3069, Page 418; Corrective Notice of Adoption of the Amended and Restated Development Order for the Tradition Development of Regional Impact recorded March 13, 2009 in Book 3069, Page 423; Impact Fee Pre-Payment Agreement recorded November 6, 2009 in Book 3143, Page 1301; Impact Fee Pre-Payment Agreement recorded December 17, 2009 in Book 3154, Page 2521; Impact Fee Pre-Payment Agreement recorded December 17, 2009 in Book 3154, Page 2556; Notice of Adoption of the Amended and Restated Development Order for the Tradition Development of Regional Impact recorded September 16, 2010 in Book 3230, Page 1951; Assignment of Land Use Entitlements recorded September 19, 2011 in Book 3325, Page 1285; Notice of Assignment of Impact Fees recorded April 15, 2014 in Book 3621, Page 2909; Notice

of Assignment of Impact Fees recorded May 8, 2015 in Book 3744, Page 734; and Notice of Adoption of the Amended and Restated Development Order for the Tradition Development of Regional Impact recorded May 4, 2016 in Book 3864, Page 1840.

5. Notice of Establishment of the Westchester No. 1 Community District recorded October 19, 2001 in Book 1446, Page 1324 together with and as affected by: Ordinance 01-010 recorded October 31, 2001 in Book 1450, Page 1182; Ordinance No. 02-010 recorded April 2, 2002 in Book 1509, Page 1574; Interlocal Agreement between St. Lucie County and Westchester Community Development Districts Number One through Four recorded April 24, 2002 in Book 1518, Page 2469; District Development Interlocal Agreement recorded May 8, 2002 in Book 1525, Page 866; Final Judgment Validating Bonds recorded June 3, 2002 in Book 1535, Page 80, and Final Judgment Validating Bonds recorded June 3, 2002 in Book 1535, Page 89; Interlocal Agreement among the Westchester Community Development District No. 1, the St. Lucie County Property Appraiser, and St. Lucie County Tax Collector recorded September 23, 2002 in Book 1584, Page 452; Agreement to Dedicate- Community Infrastructure recorded February 14, 2003 in Book 1659, Page 2439; First Amendment to Interlocal Agreement between St. Lucie County and Westchester Community Development Districts Number One through Four recorded March 21, 2003 in Book 1678, Page 1; Notice of Establishment of the Westchester No. 1 Community District recorded April 16, 2003 in Book 1694, Page 388; First Amendment to Agreement to Dedicate-Community Infrastructure recorded December 30, 2003 in Book 1871, Page 2586; Declaration of Consent to Imposition of Special Assessments recorded January 14, 2004 in Book 1881, Page 2114; Notice of Special Assessments for Series 2003 Bonds recorded January 14, 2004 in Book 1881, Page 2139; First Amendment to Interlocal Agreement recorded February 12, 2004 in Book 1899, Page 932; Ordinance No. 06-033 recorded September 7, 2006 in Book 2651, Page 57; Second Amendment to District Development Interlocal Agreement as recorded March 1, 2007 in Book 2770, Page 1562; Ordinance No. 07-042 recorded September 12, 2007 in Book 2878, Page 2012; Notice of Financing Plan and Maintenance of Improvements Tradition Community Development District Nos. 1 through 10 recorded November 13, 2012 in Book 3453, Page 643; Ordinance No. 14-007 recorded February 26, 2014 in Book 3607, Page 614, Ordinance 14-006 recorded February 26, 2014 in Book 3607, Page 627; Lien of Record of Tradition Community Development District No. 1 recorded April 24, 2014 in Book 3624, Page 2814; Amended and Restated Notice of Financing Plan and Maintenance of Improvements Tradition Community Development District Nos. 1 through 10 recorded October 24, 2014 in Book 3684, Page 473; and Interlocal Agreement to Maintain Landscaping and Related Improvements lying within Certain Arterial and Collector Road Rights-Of-Way Tradition Community Development District Nos. 1-10 recorded April 24, 2015 in Book 3739, Page 622.

6. Commercial Service Agreement/Permit to Connect with City of Port St. Lucie Utility Systems Department as recorded December 17, 2002 in Book 1628, Page 329, together with Commercial Service Agreement/Permit to Connect with City of Port St. Lucie Utility Systems Department as recorded December 17, 2002 in Book 1628, Page 338, and Merged, Amended and Restated Utility Service Agreement for TRADITION at Port St. Lucie by and between the City of Port St. Lucie and PSL Acquisitions, LLC, an Iowa limited liability company d/b/a PSL Acquisitions 1, LLC recorded May 4, 2012 in Book 3386, Page 1776.

7. Terms and provisions for Annexation and Development Agreement by and between Westchester Development Company, LLC, a Florida limited liability company; Horizons St. Lucie Development, LLC, a Florida limited liability company; Bernard A. Egan Groves, Inc., a Florida corporation; A. Duda & Sons, Inc., a Florida corporation and the City of Port St. Lucie, a Florida municipal corporation as recorded January 28, 2003 in Book 1648, Page 2879.

8. Terms and provisions for Commercial Charter for TRADITION recorded November 23, 2004 in Book 2098, Page 1697, as amended or affected by: First Supplement to Commercial Charter for Tradition recorded June 8, 2006 in Book 2584, Page 2025, Second Supplement to Commercial Charter for Tradition recorded June 20, 2006 in Book 2592, Page 2701, Third Supplement to Commercial Charter for Tradition recorded July 6, 2006 in Book 2605, Page 870, Fourth Supplement to Commercial Charter for Tradition recorded July 6, 2006 in Book 2605, Page 903, First Amendment to Commercial Charter for Tradition recorded July 6, 2006 in Book 2605, Page 908, Consent to Use by and between Tradition Development Company, LLC, a Florida limited liability company and Tradition Commercial Association, Inc., a Florida corporation not for profit as recorded July 6, 2006 in Book 2605, Page 919, Fifth Supplement and Second Amendment to Commercial Charter for Tradition recorded September 7, 2006 in Book 2650, Page 2111, Consent to Use recorded October 2, 2006 in Book 2668, Page 382, Seventh Supplement to Commercial Charter for Tradition recorded December 29, 2006 in Book 2729, Page 2333, Amendment to Commercial Charter for Tradition recorded January 3, 2007 in Book 2731, Page 2869, Second Amendment to Commercial Charter for Tradition recorded March 9, 2007 in Book 2776, Page 1541, Eighth Supplement to Commercial Charter for Tradition recorded March 9, 2007 in Book 2776, Page 1546, Supplement to Commercial Charter for Tradition recorded September 27, 2007 in Book 2885, Page 1351, Supplement to Commercial Charter for Tradition recorded December 12, 2007 in Book 2914, Page 2047, Amendment to Commercial Charter for Tradition recorded December 17, 2007 in Book 2916, Page 1973, Amendment to Commercial Charter for Tradition recorded January 2, 2008 in Book 2923, Page 550, Amendment to the Commercial Charter for Tradition recorded April 17, 2008 in Book 2963, Page 369, Corrective Amendment to Commercial Charter for Tradition recorded April 22, 2008 in Book 2964, Page 1931, Supplement to Commercial Charter for Tradition recorded June 16, 2008 in Book 2984, Page 2233, Amended and Restated Consent to Use recorded June 16, 2008 in Book 2984, Page 2242, Supplement to Commercial Charter for Tradition recorded August 4, 2008 in Book 3001, Page 2250, Amendment to Commercial Charter for Tradition recorded September 24, 2008 in Book 3017, Page 224, Supplement to Commercial Charter for Tradition recorded December 23, 2008 in Book 3045, Page 1132, Supplement to Commercial Charter for Tradition recorded January 14, 2009 in Book 3051, Page 1686, Amendment to Commercial Charter for Tradition recorded January 20, 2009 in Book 3052, Page 1102, Supplement and Amendment to Commercial Charter for Tradition recorded June 18, 2009 in Book 3101, Page 51, Supplement and Amendment to Commercial Charter for Tradition recorded December 30, 2009 in Book 3158, Page 2213, Amendment to the Commercial Charter for Tradition recorded January 12, 2010 in Book 3161, Page 2290, Supplement to Commercial Charter for Tradition recorded March 29, 2010 in Book 3183, Page 1096, Amendment to Commercial Charter for Tradition recorded June 14, 2010 in Book 3204, Page 1260, Amendment to Commercial Charter for Tradition recorded June 14, 2010 in Book 3204, Page 1268, Supplement to Commercial Charter for Tradition recorded November 5, 2010

in Book 3243, Page 651, Supplement to Commercial Charter for Tradition recorded December 30, 2010 in Book 3257, Page 89, Supplement to Commercial Charter for Tradition recorded March 7, 2011 in Book 3274, Page 842, Amendment to the By-Laws of The Tradition Commercial Association, Inc., a Florida corporation not-for-profit as recorded March 7, 2011 in Book 3274, Page 846, Supplement and Amendment to Commercial Charter for Tradition recorded April 28, 2011 in Book 3288, Page 1054, Assignment of Founder's Rights (Tradition Commercial Charter) to PSL Acquisitions, LLC, an Iowa limited liability company d/b/a PSL Acquisitions I, LLC as recorded September 19, 2011 in Book 3325, Page 1277, Supplement and Amendment to Commercial Charter for Tradition recorded September 30, 2011 in Book 3328, Page 849, Supplement and Amendment to Commercial Charter for Tradition recorded October 5, 2012 in Book 3439, Page 688, Supplement and Amendment to Commercial Charter for Tradition recorded December 10, 2012 in Book 3461, Page 1570, Supplement and Amendment to Commercial Charter for Tradition recorded August 8, 2013 in Book 3547, Page 1583, Supplement to Commercial Charter for Tradition recorded January 2, 2015 in Book 3704, Page 1617, Supplement to Commercial Charter recorded June 16, 2015 in Book 3757, Page 2243, Certificate of Amendment recorded July 9, 2015 in Book 3766, Page 637; Supplement to Commercial Charter for Tradition recorded December 30, 2015 in Book 3822, Page 794, Supplement to Commercial Charter for Tradition recorded March 4, 2016 in Book 3843, Page 863, Supplement and Amendment to Commercial Charter for Tradition recorded April 22, 2016 in Book 3860, Page 2185, Supplement and Amendment to Commercial Charter for Tradition recorded April 22, 2016 in Book 3860, Page 2193, Supplement to Commercial Charter for Tradition recorded June 3, 2016 in Book 3875, Page 2326, Supplement to Commercial Charter for Tradition recorded September 1, 2016 in Book 3908, Page 1193, Supplement to Commercial Charter for Tradition recorded September 15, 2016 in Book 3912, Page 2518, Supplement to Commercial Charter for Tradition recorded November 9, 2016 in Book 3931, Page 209, Supplement to Commercial Charter for Tradition recorded December 22, 2016 in Book 3946, Page 504, Supplement to Commercial Charter for Tradition recorded December 22, 2016 in Book 3946, Page 532, Supplement to Commercial Charter for Tradition recorded December 29, 2016 in Book 3947, Page 2329, Supplement to Commercial Charter for Tradition recorded December 29, 2016 in Book 3947, Page 2825, Supplement to Commercial Charter for Tradition recorded December 29, 2016 in Book 3948, Page 93, and Supplement to Commercial Charter for Tradition recorded February 1, 2017 in Book 3959, Page 206; and by Supplement to Commercial Charter for Tradition, as recorded June 14, 2017 in Book 4008, Page 1100; and by Certificate of Amendment to Commercial Charter for Tradition as recorded March 20, 2018 in Book 4109, Page 2918 and March 29, 2018, in Book 4113, Page 2789; Assignment of Founder's Rights (Tradition Commercial Charter) as recorded July 5, 2018 in Book 4153, Page 969.

9. Access and Utility Easements granted to the City of Port St. Lucie recorded October 12, 2004 in Book 2076, Page 454; Book 2076, Page 457 and Book 2076, Page 460.

10. Declaration of Restrictions recorded December 29, 2006 in Book 2729, Page 2344, as affected by: First Amendment to Declaration of Restrictions by and between Mann RC, LLC, a Florida limited liability company; Martin Memorial Acquisition, LLC, a Florida limited liability company; Horizons St. Lucie Development, LLC, a Florida limited liability company and Horizons Acquisition 5, LLC, a Florida limited liability company and Tradition Development Company, LLC, a Florida limited liability company as recorded September 4,

2009 in Book 3124, Page 679, and Second Amendment to Declaration of Restrictions recorded February 18, 2016 in Book 3837, Page 2609, 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. True-Up Agreement with Respect to the City of Port St. Lucie, Florida Southwest Annexation Special Assessment District No. 1 as recorded December 27, 2007 in Book 2920, Page 2644, as affected by: Waiver and Consent as to Special Assessments adopted by the City of Port St. Lucie, Florida, as "Southwest Annexation Special Assessment District No. 1" recorded September 18, 2013 in Book 3560, Page 2611, and Amended and Restated True-Up Agreement with Respect to the City of Port St. Lucie, Florida Southwest Annexation Special Assessment District No. 1 by and between the City of Port St. Lucie, Florida and Tradition Land Company, LLC, an Iowa limited liability company recorded December 13, 2013 in Book 3587, Page 991.

12. Amended and Restated Fire/EMS Development Agreement for Tradition Development of Regional Impact recorded June 13, 2007 in Book 2833, Page 2770.

13. Settlement Agreement Including Impact Fee Credit Agreement by and between St. Lucie County and Core Communities as recorded November 20, 2007 in Book 2906, Page 1203.

14. Declaration of Restrictions as set forth in instrument recorded August 4, 2008 in Book 3001, Page 2347.

15. Park and Recreation Impact Fee Credit Agreement Between Tradition Development Company, LLC and the City of Port St. Lucie, as recorded September 29, 2008 in Book 3018, Page 747.

16. Use Restriction as set forth in instrument recorded December 30, 2015 in Book 3822, Page 798.

17. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).

Prepared by and return to:

Jeffrey A. Rembaum, Esquire
Kaye Bender Rembaum, P.L.
9121 N. Military Trail, Suite 200
Palm Beach Gardens, FL 33410

SPACE ABOVE THIS LINE FOR PROCESSING DATA

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is executed this 30th day of November, 2022 by **MATTAMY PALM BEACH LLC**, a Delaware limited liability company authorized to do business in Florida ("Grantor"), in favor of **TRADITION COMMUNITY ASSOCIATION, INC.**, a Florida not for profit corporation ("Grantee") whose address is 10807 SW Tradition Square, Port St. Lucie, Florida 34987.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby remises, releases, and quit-claims unto Grantee forever all of the right, title, interest, claim, and demand which Grantor has in and to the property (the "Property") situate, lying, and being in St. Lucie County, Florida, to wit:

ALL OF TOWNCENTER PARK 1, ACCORDING TO TRADITION PLAT NO. 17, RECORDED IN PLAT BOOK 43, PAGE 22 OF THE OFFICIAL RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 1.371 ACRES, MORE OR LESS

PARCEL ID: 4309-803-0005-000-0

TO HAVE AND HOLD the same together with all and singular the appurtenances thereunto belonging or in any wise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit, and behoof of Grantee.

This is a conveyance by a developer to a homeowners' association for nominal consideration and, as such, only minimal documentary stamp taxes are due hereon.

THE PROPERTY is and shall be held, operated, and maintained as Common Area under, and as defined in, the Amended and Restated Community Charter for Tradition, recorded in Official Records of St. Lucie County, Florida in Official Records Book 4240, Page 2638, as amended and supplemented from time to time.

