

THIS INSTRUMENT PREPARED BY
AND RETURN TO:

Nelson Mullins Riley & Scarborough LLP
1905 NW Corporate Blvd., Suite 310
Boca Raton, FL 33431
Attn: Christopher Staller, Esq.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and delivered on this ____ day of _____ 2025, by MATTAMY PALM BEACH LLC, a Delaware limited liability company, whose mailing address is 2500 Quantum Lakes Drive, Suite 215, Boynton Beach, FL (the “**Grantor**”) and the CITY OF PORT ST. LUCIE, a Florida municipal corporation, whose mailing address is 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida 34984 (the “**Grantee**”).

(whenever used herein the terms Grantor and Grantee shall include the heirs, legal representatives and assigns of individuals and the successors and assigns of legal entities, whenever the context so admits or requires)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee the real property situate in St. Lucie County, Florida, described as follows (the “**Property**”) more particularly described in Exhibit "A", attached hereto and made a part hereof.

SUBJECT TO:

1. Taxes and assessments for the year 2025 and all subsequent years not yet due or payable;
2. Easements, restrictions, and all other matters of record (it not being the intent to reimpose same); and
3. Any matter created by or through Grantee.

Grantee acknowledges that there may be deed restrictions, restrictive covenants or such other restrictions appearing in the public records, on the plat or otherwise common to the subdivision affecting the Property. Grantee’s acceptance of title to the Property, however, shall not be construed as a waiver of Grantee’s claim of exemption as a governmental unit from any such condition, restriction, cloud, encumbrance, limitation or other matter of record against Grantee pursuant to *Ryan v. Manalapan*, 414 So.2d 193 (Fla. 1982).

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

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

AND GRANTOR for the Property, 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 to Grantee; that Grantor specially warrants the title to the Property subject to the foregoing matters and will defend the same against the lawful claims of all persons claiming by, through or under Grantor but no others.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its property officers thereunto duly authorized the day and year first above written.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

Witnesses:

Signature: _____

Print name: _____

Address: _____

Signature: _____

Print name: _____

Address: _____

GRANTOR:

MATTAMY PALM BEACH LLC,
a Delaware limited liability company

By: _____

Print Name: _____

Title: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, on _____, 2025, by _____, as _____ of Mattamy Palm Beach LLC, a Delaware limited liability company, who is ☐ personally known to me or ☐ has produced _____ as identification.

Notary Public, State of Florida

SEAL

Exhibit “A”
Legal Description