

THIS INSTRUMENT PREPARED BY:

William G. Morris, P.A.
Law Offices of William G. Morris, P.A.
247 North Collier Boulevard, Suite 202
Marco Island, FL 34145
(239) 642-6020

AFTER RECORDING RETURN TO:

N. Vincent Pulignano, III
Foley & Lardner, LLP
One Independent Drive, Suite 300
Jacksonville, Florida 32202-5017

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and to be effective as of the 30 day of August, 2024 by **LTC Midway, LLC, a Florida limited liability company**, whose address is 7995 Mahogany Run Lane, Naples, FL 34113 (hereinafter referred to as the "Grantor"), to **Wylder Commercial, LLC, a Delaware limited liability company**, whose address is 7807 Baymeadows Road E., Suite 205, Jacksonville, Florida 32256 (hereinafter referred to as the "Grantee"):

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

That the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in St. Lucie County, Florida more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference (the "Property").

Tax Parcel ID Number: 3302-704-0002-000-1 Tract B
Tax Parcel ID Number: 3302-704-0001-000-4 Tract A
Tax Parcel ID Number: 3302-704-0003-000-8 Tract C

Together with all of the Grantor's interest in and to all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining to the Property.

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

Grantor hereby covenants with Grantee that the Property is free from all encumbrances placed on the Property by Grantor, and that Grantor will warrant and defend Grantee's title against lawful claims of all persons claiming by, through or under Grantor but against none other, except for ad valorem taxes for 2024 and subsequent years not yet due and payable, and easements, restrictions, reverters, conditions, and other matters of record.

In Witness Whereof, Grantor has executed this deed as of the day and year first above written.

WITNESSES:

GRANTOR:

Pegilee H Morris
Signature

PEGILEE H MORRIS
Print Name

Address: 247 N. COLLIER BLVD, 202
MARCO ISLAND, FL 34145

Dawn Graziano
Signature

Dawn Graziano
Print Name

Address: 247 N. Collier Blvd.
Marco Island, FL 34145

By: LTC Midway, LLC,
a Florida limited liability company,

By: Associated Real Estate Southwest,
Inc., a Florida corporation
Its: Authorized and Sole Member

By: Joseph D. Boff
Joseph D. Boff, President of Associated
Real Estate Southwest, Inc.

STATE OF FLORIDA)
)SS
COUNTY OF COLLIER)

The foregoing instrument was acknowledged before me by mean of (☒) physical presence or () online notarization, this 24th day of August, 2024 by Joseph D. Boff, President of Associated Real Estate Southwest, Inc., a Florida corporation, the Authorized and Sole Member of LTC Midway, LLC, a Florida limited liability company (☒) who is personally known to me OR () who produced N/A as identification.



PEGILEE H. MORRIS
Commission # HH 246655
Expires July 17, 2026

Pegilee H Morris
Notary Signature

PEGILEE H MORRIS
Print Notary Name
NOTARY PUBLIC
State of Florida at Large
My Commission Expires: JUL 17, 2026

EXHIBIT "A"

TRACTS "A", "B" and "C" of LTC RANCH WEST, according to the map or plat thereof, as recorded in Plat Book 83, Page(s) 17 through 24, inclusive, of the Public Records of St. Lucie County, Florida.