

Prepared by and return to:

Foley & Lardner, LLP  
One Independent Drive, Suite 1300  
Jacksonville, Florida 32202  
Attn: N. Vincent Pulignano III, Esq.

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**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made effective 12/19, 2025, by **MIDWAY GLADES DEVELOPERS, LLC**, a Delaware limited liability company, whose mailing address is 7807 Baymeadows Road East, Suite 205, Jacksonville, Florida 32256 (“**Grantor**”), in favor of **THE TIDE AT WYLDER, LLC**, a Florida limited liability company, whose address is 310 East 96<sup>th</sup> Street, Suite 400, Indianapolis, Indiana 46240 (“**Grantee**”).

That the 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, all that certain parcel of land lying and being in St. Lucie County, Florida, as more particularly described in the Exhibit “A” annexed hereto and by this reference made a part hereof.

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

SUBJECT TO the matters described in Exhibit “B” attached hereto and made a part hereof (the “**Permitted Exceptions**”), but without reimposing same.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

And the Grantor does specially warrant the title to said land subject to the matters referred to above and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise, subject to the Permitted Exceptions.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]  
[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

Signed in the presence of:


**GRANTOR:**

  
Print Name: Benjamin Meyers

**MIDWAY GLADES DEVELOPERS, LLC,**  
a Delaware limited liability company

Address: 270 S Central Blvd, Ste 202  
Jupiter, FL 33458

By:   
R. Austin Burr, Vice President

  
Print Name: Luke Rector

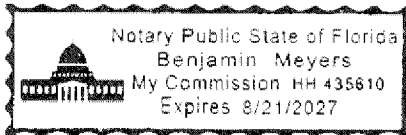
Address: 270 S Central Blvd, Ste 202  
Jupiter, FL 33458

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 16th day of December, 2025, by R. Austin Burr, as Vice President of MIDWAY GLADES DEVELOPERS, LLC, a Delaware limited liability company, on behalf of the entity. He is  personally known to me or  has produced \_\_\_\_\_, as identification.

(NOTARY SEAL)




  
NOTARY PUBLIC  
Notary Public, State of Florida  
Print Name: Benjamin Meyers  
My commission expires: 8/21/2027

EXHIBIT A

## LEGAL DESCRIPTION

## LEGAL DESCRIPTION

BY SURVEYOR

A PORTION OF TRACT 2, LTC RANCH WEST POD 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 124, PAGES 19 AND 20, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST CORNER OF TRACT C, LTC RANCH WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID TRACT C THE FOLLOWING FOUR (4) BEARINGS AND DISTANCES, NORTH 45°15'43" WEST, A DISTANCE OF 302.09 FEET; THENCE, SOUTH 44°08'53" WEST, A DISTANCE OF 262.07 FEET; THENCE, NORTH 46°28'06" WEST, A DISTANCE OF 286.71 FEET; THENCE, SOUTH 45°52'31" WEST, TO THE EASTERLY LINE OF TRACT "RW", AFOREMENTIONED PLAT OF LTC RANCH WEST PHASE 1, A DISTANCE OF 373.10 FEET; THENCE, ALONG SAID EASTERLY TRACT LINE, NORTH 44°07'13" WEST, A DISTANCE OF 58.60 FEET; THENCE, NORTHWESTERLY ALONG A RADIAL CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 5107.82 FEET, A CENTRAL ANGLE OF 12°19'50", AN ARC LENGTH OF 1099.24 FEET, A CHORD BEARING OF NORTH 37°57'18" WEST AND A CHORD DISTANCE OF 1097.12 FEET; THENCE, DEPARTING SAID EASTERLY LINE, NORTH 56°18'18" EAST, A DISTANCE OF 165.64 FEET; THENCE, NORTHEASTERLY ON A NON-RADIAL CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 219.98 FEET, A CENTRAL ANGLE OF 25°42'57", AN ARC LENGTH OF 98.73 FEET, A CHORD BEARING OF NORTH 68°31'10" WEST AND A CHORD LENGTH OF 97.91 FEET; THENCE, NORTH 00°00'00" WEST, A DISTANCE OF 45.00 FEET; THENCE, NORTH 90°00'00" EAST, A DISTANCE OF 60.00 FEET; THENCE, NORTH 00°00'00" WEST, A DISTANCE OF 90.30 FEET; THENCE, NORTH 89°59'50" EAST, A DISTANCE OF 539.17 FEET; THENCE, NORTH 09°53'51" EAST, A DISTANCE OF 42.63 FEET; THENCE, NORTH 45°33'38" EAST, A DISTANCE OF 121.97 FEET; THENCE, NORTH 74°05'50" EAST, A DISTANCE OF 136.16 FEET; THENCE, SOUTH 09°23'55" EAST, A DISTANCE OF 81.77 FEET; THENCE, NORTH 65°26'12" EAST, A DISTANCE OF 73.69 FEET; THENCE, SOUTH 74°00'19" EAST, A DISTANCE OF 93.53 FEET; THENCE, SOUTH 40°16'37" EAST, A DISTANCE OF 124.70 FEET; THENCE, SOUTH 79°07'18" EAST, A DISTANCE OF 25.30 FEET; THENCE, SOUTH 67°59'02" EAST, A DISTANCE OF 84.29 FEET; THENCE, SOUTH 26°39'53" EAST, A DISTANCE OF 137.23 FEET; THENCE, SOUTH 01°15'47" WEST, A DISTANCE OF 81.48 FEET; THENCE, SOUTH 82°53'02" EAST, A DISTANCE OF 54.61 FEET; THENCE, SOUTH 05°22'55" WEST, A DISTANCE OF 155.72 FEET; THENCE, SOUTH 19°55'28" WEST, A DISTANCE OF 68.54 FEET; THENCE, SOUTH 20°51'48" EAST, A DISTANCE OF 62.13 FEET; THENCE, SOUTH 24°58'28" EAST, A DISTANCE OF 100.01 FEET; THENCE, SOUTH 33°18'24" WEST, A DISTANCE OF 105.80 FEET; THENCE, NORTH 88°46'40" EAST, A DISTANCE OF 89.86 FEET; THENCE, SOUTH 89°52'55" EAST, A DISTANCE OF 336.61 FEET; THENCE, SOUTH 45°14'45" EAST, TO THE NORTHERLY RIGHT-OF-WAY LINE OF GLADES CUT-OFF ROAD, A DISTANCE OF 65.57 FEET; THENCE, ALONG SAID RIGHT-OF-WAY LINE, SOUTH 44°45'15" WEST, A DISTANCE OF 531.58 FEET TO THE POINT OF BEGINNING.

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

- Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable.
- Restrictions, covenants, conditions, easements and other matters as contained on the Plat of LTC Ranch West POD 7, recorded in Plat Book 124, Pages 19 and 20, of the Public Records of St. Lucie County, Florida.
- 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; and Notice of Adoption of Amended Development Order for the Development of Regional Impact known as 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; Official Records Book 4611, Page 1807; Official Records Book 4934, Page 288 and Official Records Book 5063, Page 1413; Assignment of Development Rights and Entitlements recorded in Official Records Book 4455, Page 508, of the Public Records of St. Lucie County, Florida.
- Grant of Utility Easement recorded November 8, 2005 in Official Records Book 2408, Page 638 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.
- 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.
- 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.
- Utility Infrastructure Agreement recorded February 28, 2024 in Official Records Book 5112, Page 2711.
- Utility Service Agreement (Reclaimed Water) recorded April 26, 2024 in Official Records Book 5141, Page 874.