

PREPARED BY AND
AFTER RECORDING RETURN TO:

Foley & Lardner LLP
1 Independent Drive | Suite 1300
Jacksonville, FL 32202
Attn: N. Vincent Pulignano III, Esq.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made effective February 2, 2024, by **MIDWAY GLADES DEVELOPERS**, a Delaware limited liability company ("**Grantor**"), whose mailing address is 7807 Baymeadows Road East, Suite 205, Jacksonville, Florida 32256, in favor of **FOUR SEASONS AT WYLDER NEIGHBORHOOD ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose address is 7807 Baymeadows Road East, Suite 205, Jacksonville, Florida 32256 ("**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 real estate taxes and assessments for 2024 and all subsequent years, and all easements, covenants, conditions and restrictions of record, 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.

[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:

Print Name: Brennan Dwyer

Address: 864 SE Becker Rd
Port St. Lucie, FL 34984

Print Name: Luke Rector

Address: 864 SE Becker Rd
Port St. Lucie, FL 34984

GRANTOR:

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

By: R. Austin Burr

Name: R. Austin Burr

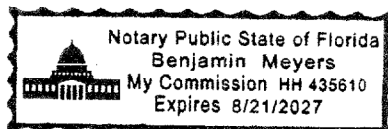
Title: Vice President

STATE OF FLORIDA

COUNTY OF ST LUCIE

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 20th day of January, 2024, 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

Tracts R, O-1, O-2, O-3, O-4, O-5, O-6, and Amenity Center Tract, of LTC RANCH WEST POD 6A PHASE 1, according to the plat thereof, as recorded in Plat Book 120, Pages 1 through 18, inclusive, of the Public Records of St. Lucie County, Florida.

St. Lucie County
Official Copy