

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY  
File Number: 2132630 OR BOOK 1628 PAGE 764  
Recorded:12/17/02 11:06

Prepared by and return to:

Thomas R. Sawyer, Esq.

Attorney at Law

McCarthy, Summers, Bobko, Wood, Sawyer & Perry, P.A.

2400 S.E. Federal Highway Fourth Floor

Stuart, FL 34994

\* Doc Assump: \$ 0.00

\* Doc Tax : \$ 9,100.00

File Number: 02235501A

\* Int Tax : \$ 0.00

Grantee S.S. No.

Parcel Identification No. 3420-680-0004-000/7

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## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this 13th day of December, 2002 between M & L Developers, Inc., a Florida corporation whose post office address is 320 W. Ocean Blvd., Stuart, FL 34994 of the County of Saint Lucie, State of Florida, grantor\*, and Sawgrass Developers, L.L.C., a Florida limited liability company whose post office address is 1597 S. Port St. Lucie Blvd., FL of the County of Saint Lucie, State of Florida, grantee\*,

**Witnesseth** that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Saint Lucie County, Florida, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

**SUBJECT TO** taxes and/or special assessments accruing subsequent to December 31, 2001, zoning regulations in force and effect, restrictions, reservations, easements and road rights-of-way of public record, as well as those matters shown on the Plat of PORT ST. LUCIE SECTION THIRTY SEVEN, recorded in Plat Book 15, page 16; the Declaration of Covenants and Restrictions for the SAWGRASS LAKES MASTER ASSOCIATION, INC., recorded in Official Records Book 1132, page 2077, as amended and/or supplemented by instruments recorded in Official Records Book 1444, page 2101, Official Records Book 1444, page 2106, and Official Records Book 1509, page 2970; Assignment Agreement between General Development Corporation and Florida Power & Light Company recorded in Official Records Book 473, page 1177; Resolution No. 98-R49 recorded in Official Records Book 1157, page 2701; Terms and provisions of that certain Agreement between the City of Port St. Lucie, a municipal corporation and Sawgrass Lakes, Inc., a Florida corporation, said Agreement addressing the utilization of the "lake" for limited passive activities, as recorded in O.R. Book 1285, Page 1984; and Agreement between City of Port St. Lucie Utility Systems Department and Sawgrass Lakes, Inc., as recorded December 13, 1999 in O.R. Book 1267, Page 2943, all in the St. Lucie County, Florida, public records.

**NOTHING HEREIN SHALL ACT TO REIMPOSE OR REINSTATE ANY RESTRICTIONS OR RESERVATIONS OF RECORD.**

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

*Steven McPherson*  
Witness Name: Steven McPherson

*Thomas R. Sawyer*  
Witness Name: THOMAS R. SAWYER

M & L Developers, Inc.  
a Florida Corporation

By: *Michael J. McNicholas*  
Michael J. McNicholas  
President

(Corporate Seal)

State of Florida  
County of Martin

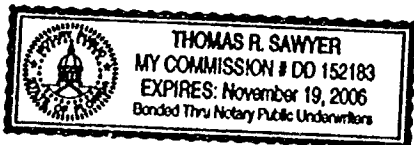
The foregoing instrument was acknowledged before me this 13th day of December, 2002 by Michael J. McNicholas, President of M & L Developers, Inc., a Florida corporation, on behalf of the corporation. He/she  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]

*Thomas R. Sawyer*  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

BEING A PARCEL OF LAND LYING IN SECTION 20, 21 & 28 TOWNSHIP 37 SOUTH, RANGE 40 EAST, AND BEING A PORTION OF TRACTS "D" AND "F", ACCORDING TO THE PLAT OF PORT ST. LUCIE SECTION THIRTY SEVEN, AS RECORDED IN PLAT BOOK 15, PAGE 16, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 20; THENCE N00°02'47"W ALONG THE EAST LINE OF SAID SECTION 20, A DISTANCE OF 1705.97 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF PAAR DRIVE, AS SHOWN ON THE SAID PLAT OF PORT ST. LUCIE SECTION THIRTY SEVEN, AND BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE SOUTHEASTERLY ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF PAAR DRIVE, BY THE FOLLOWING COURSES AND DISTANCES:

THENCE S68°00'00"E A DISTANCE OF 261.34 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1150.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1103.92 FEET, THROUGH A CENTRAL ANGLE OF 55°00'00"; THENCE S13°00'00"E A DISTANCE OF 316.02 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 2050.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 572.47 FEET, THROUGH A CENTRAL ANGLE OF 16°00'00"; THENCE S29°00'00"E A DISTANCE OF 628.48 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1150.00 FEET, THE CHORD OF WHICH BEARS S26°15'04"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 110.35 FEET, THROUGH A CENTRAL ANGLE OF 05°29'52" TO A POINT IN THE EASTERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN O.R. BOOK 745, PAGE 845, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF PAAR DRIVE, AND ALONG THE SAID EASTERLY BOUNDARY BY THE FOLLOWING COURSES AND DISTANCES:

THENCE S69°56'52"W, NON-RADIAL TO LAST DESCRIBED CURVE, A DISTANCE OF 178.71 FEET; THENCE N20°03'08"W A DISTANCE OF 72.50 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 314.16 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE S69°56'52"W A DISTANCE OF 74.31 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 400.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 130.02 FEET, THROUGH A CENTRAL ANGLE OF 18°37'24"; THENCE S51°19'27"W A DISTANCE OF 328.08 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY, WESTERLY, NORTHWESTERLY, AND NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 223.80 FEET, THROUGH A CENTRAL ANGLE OF 128°13'42"; THENCE N00°26'50"W A DISTANCE OF 1270.61 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 200.00 FEET; THENCE NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 194.04 FEET, THROUGH A CENTRAL ANGLE OF 55°35'13"; THENCE N56°02'03"W A DISTANCE OF 1011.28 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 137.78 FEET, THROUGH A CENTRAL ANGLE OF 39°28'15"; THENCE N16°33'47"W A DISTANCE OF 243.45 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 196.24 FEET; THENCE NORTHWESTERLY, NORTHERLY, AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 184.97 FEET, THROUGH A CENTRAL ANGLE OF 54°00'15"; THENCE N37°26'28"E A DISTANCE OF 190.31 FEET TO A POINT IN A NONTANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1550.00 FEET, THE CHORD OF WHICH BEARS S64°48'02"E AND BEING THE SAID WESTERLY RIGHT-OF-WAY LINE OF PAAR DRIVE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AND WESTERLY RIGHT-OF-WAY LINE OF PAAR DRIVE, A DISTANCE OF 173.10 FEET, THROUGH A CENTRAL ANGLE OF 06°23'56"; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S68°00'00"E A DISTANCE OF 292.34 FEET TO THE POINT OF BEGINNING.