

This instrument prepared by (and return to):

## QUIT CLAIM DEED

**THIS QUIT CLAIM DEED**, executed this \_\_\_ day of \_\_\_\_\_, 2020, by CITY OF PORT ST. LUCIE, a Florida municipal corporation, 121 S.W. Port St. Lucie Boulevard, Port St. Lucie, Florida 34984 (“Grantor”), to MATTAMY PALM BEACH, LLC, a Delaware limited liability company, 4901 Vineland Road, Suite 450, Orlando, Florida 32811, (“Grantee”):

(Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**WITNESSETH**, that the Grantor, for Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does grant and quit claim unto the Grantee all of the Grantor’s right, title and interest in and to those certain pieces, parcels or tracts of land situated in St. Lucie County, Florida more particularly described as follows, to wit:

### SEE EXHIBIT “A” ATTACHED HERETO

(hereinafter referred to as the “Property”);

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

**TO HAVE AND TO HOLD** the Property in fee simple forever.

**THE** conveyance made herein, however, is expressly made **SUBJECT TO**: (a) taxes and assessments, including but not limited to, any assessments of property owner associations and assessments and lien imposed by any governmental authority may impose and levy taxes and assessments on the Property for the year 2020 and subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority, including, but not limited to, all applicable building, zoning, land use and environmental ordinances and regulations; (c) conditions, restrictions, limitations, easements and other matters of record, if any, but this reference shall not operate to re-impose any of the same; (d) rights of any parties in possession of the Property, if any; (e) matters which would be disclosed by an accurate survey of the Property; (f) any matter created by Grantee or through Grantee.

[Signatures on following page]

**IN WITNESS WHEREOF**, the Grantor has signed and sealed these presents the day and year first above-written.

Signed, sealed and delivered in the presence of:

**CITY OF PORT ST. LUCIE, FLORIDA**, a Florida municipal corporation

\_\_\_\_\_  
Witness 1 Signature

By: \_\_\_\_\_  
Gregory J. Oravec, Mayor

\_\_\_\_\_  
Witness 1 Print Name

ATTEST: \_\_\_\_\_  
Karen A. Phillips, City Clerk

\_\_\_\_\_  
Witness 2 Signature

\_\_\_\_\_  
Witness 2 Print Name

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: \_\_\_\_\_  
City Attorney

STATE OF FLORIDA                    )  
COUNTY OF ST. LUCIE            )

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me by means of physical presence or online notarization on this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by Gregory J. Oravec, as Mayor, authorized to act on behalf of the CITY OF PORT ST. LUCIE, FLORIDA, a Florida municipal corporation. He is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Typed, printed or stamped name of Notary Public

My Commission Expires:

# EXHIBIT A

## Description of the Property

### LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF E/W 2 R/W, AS RECORDED IN OFFICIAL RECORD BOOK 3935, PAGE 2995 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID E/W 2 R/W; THENCE SOUTH 44°57'13" EAST, A DISTANCE OF 35.33 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 285.32 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 950.00 FEET, A CENTRAL ANGLE OF 44°08'59"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 732.03 FEET; THENCE SOUTH 45°51'01" EAST, A DISTANCE OF 109.97 FEET TO THE POINT OF BEGINNING, BEING THE POINT OF INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE SOUTHWEST THROUGH AN ANGLE OF 136° 31' 23", FOR AN ARC LENGTH OF 321.67', HAVING A RADIUS OF 135.00 FEET, AND WHOSE CHORD BEARS SOUTH 45° 51' 01" EAST FOR A DISTANCE OF 250.80 FEET; THENCE NORTH 45°51'01" WEST, A DISTANCE OF 250.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.355 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

### NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A ASSUMED BEARING OF N90°00'00"E ALONG THE NORTH LINE OF E/W 2 R/W, AS RECORDED IN OFFICIAL RECORD BOOK 3935, PAGE 2995 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
4. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

### CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON OCTOBER 20, 2020. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 1 OF 2



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

Ronnie L.  
Furniss

Digitally signed by Ronnie L. Furniss  
DN: cn=Ronnie L. Furniss, o=Caulfield & Wheeler,  
ou=Surveying, email=ronnie@caulfield.com

RONNIE L. FURNISS  
PROFESSIONAL SURVEYOR  
AND MAPPER LS6272  
STATE OF FLORIDA  
L.B. 3591

DATE 10/20/2020

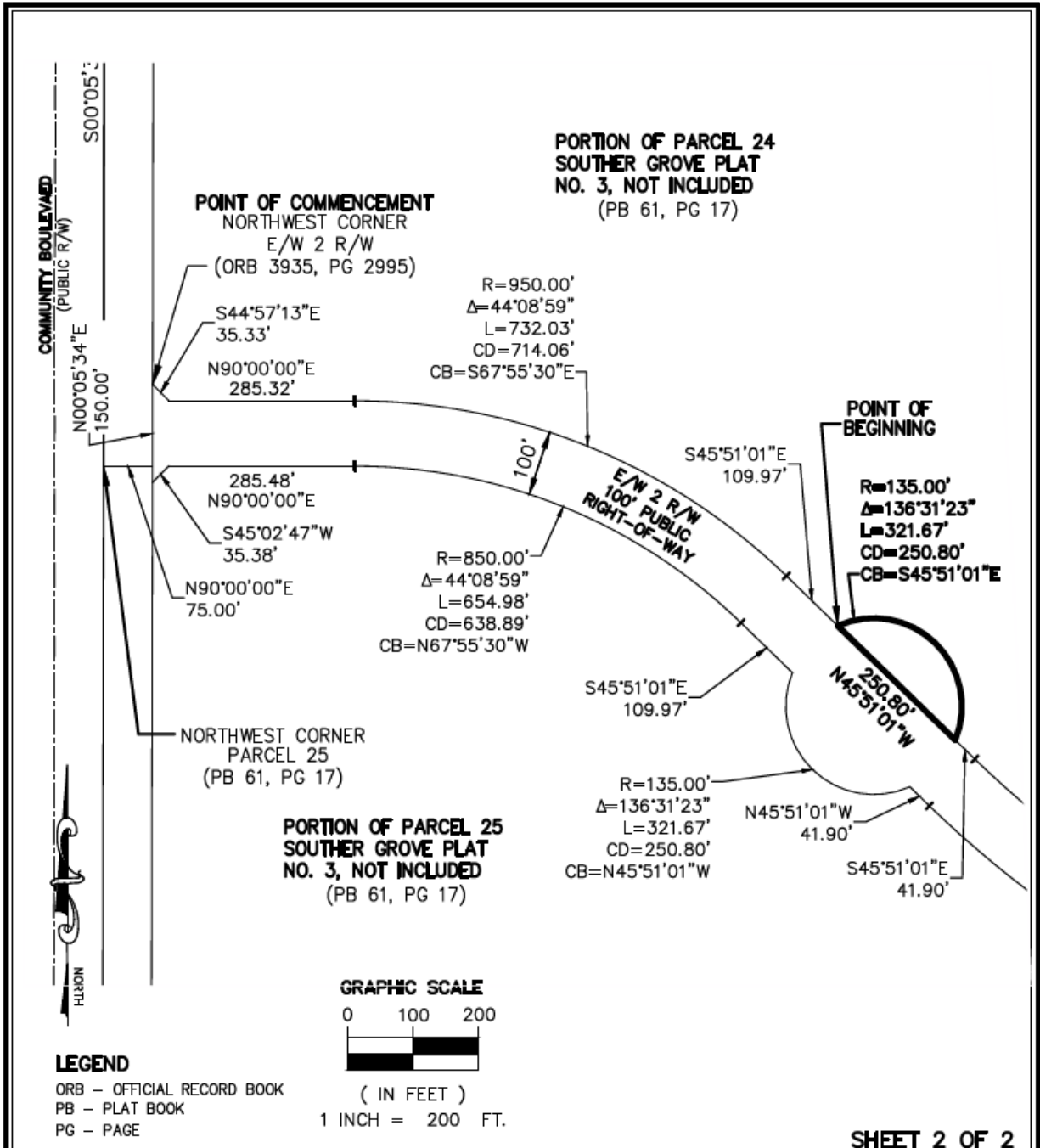
DRAWN BY RLF

F.B./ PG. N/A

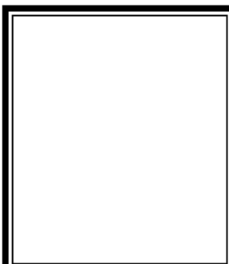
SCALE AS SHOWN

JOB NO. 8490

E/W 2 R/W  
SKETCH OF DESCRIPTION



**CAULFIELD & WHEELER, INC.**  
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DATE	10/20/2020
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8490

**E/W 2 R/W**  
**SKETCH OF DESCRIPTION**