

Prepared by and return to:

Mark Neville
Fidelity National Title
2400 Maitland Center Parkway
Suite 200
Maitland, FL 32751

Parcel ID: a portion of 3420-660-0012-000-4

The area above is for the Recorder's USE ONLY!

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made between **Becker, LLC**, a Florida limited liability company, with its mailing address of 6000 Old Ocean Boulevard, Ocean Ridge, FL 33435, hereinafter called the "Grantor", and **Wawa Florida, LLC** a Delaware limited liability company, with its mailing address of 7022 TPC Drive, Suite 200, Orlando, FL 32822, hereinafter called the "Grantee".

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that tract or parcel of land described on Exhibit A, attached hereto and made a part hereof (the "Property").

SUBJECT TO taxes and assessments for the year 2023 and all subsequent years; all applicable governmental, zoning and land use ordinances, restrictions, and prohibitions and other requirements imposed by governmental authority; agreements and easements of record, if any, it not being the intent hereof to reimpose any of the foregoing.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of Grantee, forever, **IN FEE SIMPLE**.

AND THE GRANTOR hereby covenants with said Grantee that Grantor is lawfully seized of said Property in fee simple; that the Grantor has good right and lawful authority to sell and convey said Property; that the Grantor hereby fully warrants the title to said Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

[Signature Page Follows]

IN WITNESS WHEREOF, the said Grantor has executed this deed as an instrument under seal this 22 day of June, 2023.

SIGNED, SEALED AND DELIVERED
in our presence:

Witness: [Signature]
Print Name: Bill Johnson

BECKER, LLC, a Florida limited liability company
By: [Signature]
Name: Penny H. Kosinski
Title: Manager

Witness: [Signature]
Print Name: Rhicol Pinacate

STATE OF FLORIDA)
) ss.
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of June, 2023, by Penny H. Kosinski, the Manager of Becker, LLC, a Florida limited liability company, who is personally known to me or who has produced _____ as identification.

[Signature]
Notary Public – State of Florida

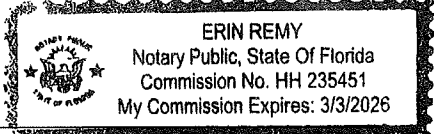
Notary Seal: 

EXHIBIT "A"**Legal Description**

A PARCEL OF LAND BEING A PORTION OF TRACT L, LESS THE SOUTH 262.18 FEET, PORT ST. LUCIE SECTION THIRTY THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 1, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO LESS THE PORTION FOR RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORD BOOK 3121, PAGE 412; SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE PLATTED INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF PORT ST. LUCIE BOULEVARD (A 100.00-FOOT-WIDE RIGHT-OF-WAY, ACCORDING TO SAID PLAT OF PORT ST. LUCIE SECTION THIRTY THREE) AND THE NORTH LINE OF THE SOUTH 262.18 FEET OF SAID TRACT L, THENCE NORTH 89°53'33" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 3.00 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF SAID PORT ST. LUCIE BOULEVARD, AS DESCRIBED IN THAT RIGHT-OF-WAY TAKING RECORDED IN OFFICIAL RECORDS BOOK 3121, PAGE 412, SAID INTERSECTION BEING THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 89°53'33" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 247.85 FEET; THENCE NORTH 00°12'16" EAST, A DISTANCE OF 338.82 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BECKER ROAD (A VARIABLE-WIDTH RIGHT-OF-WAY, ACCORDING TO SAID RIGHT-OF-WAY TAKING RECORDED IN OFFICIAL RECORDS BOOK 3121, PAGE 412); THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF BECKER ROAD AND SAID WEST RIGHT-OF-WAY LINE OF PORT ST. LUCIE BOULEVARD THE FOLLOWING FIVE COURSES AND DISTANCES: SOUTH 89°47'44" EAST, A DISTANCE OF 213.98 FEET; THENCE SOUTH 44°58'12" EAST, A DISTANCE OF 39.04 FEET; THENCE SOUTH 00°00'45" EAST, A DISTANCE OF 33.30 FEET; THENCE NORTH 89°59'15" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°00'45" EAST, A DISTANCE OF 277.60 FEET TO THE POINT OF BEGINNING.