

Prepared by and return to:
Jill Anderson Blanco, Esq.
CalAtlantic National Title Solutions, LLC
5505 Blue Lagoon Drive, 5th Floor
Miami, Florida 33126
Tel: 305-485-4136

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SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and given as of the 7 day of August, 2023, by **LENNAR HOMES, LLC, a Florida limited liability company**, having an address of 5505 Blue Lagoon Drive, Suite 500, Miami, FL 33126 (the "Grantor"), to and in favor of **THE CITY OF PORT ST. LUCIE, a Florida municipal corporation**, having an address of 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida 34984-5099 (the "Grantee").

[Whenever used herein the terms "Grantor" and "Grantee" include the parties to this instrument, together with their respective successors and assigns.]

WITNESSETH, that Grantor, for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell, to Grantee and its successors and assigns, forever, the following described land lying, being, and situate in St. Lucie County, Florida (the "Property"), to wit:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO: (a) taxes and assessments for the year 2023 and subsequent years not yet due or payable; (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 reimpose any of the same; (d) rights of any parties in possession of the Property, if any; and (e) matters which would be disclosed by an accurate survey of the Property.

Grantee's acceptance of title to the Property subject to any condition, restriction, limitation or other matter of record, however, shall not be construed as a waiver by Grantee of its claim of exemption, as a government purchaser, to the enforcement of any such condition, restriction, limitation or other matter of record against Grantee pursuant to Ryan v. Manalapan, 414 So.2d 193 (Fla. 1982).

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

TO HAVE AND TO HOLD unto Grantee in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property to Grantee; that Grantor specially warrants the title to the Property subject to the foregoing matters and will defend the same against the lawful claims of all persons claiming by, through or under Grantor but no others.

In Witness Whereof, Grantor has signed and sealed these presents the day and year above written.

LENNAR HOMES, LLC,
a Florida limited liability company

By: [Signature]
Printed Name: Gregory J. Pettibon
Its: Authorized Agent

[Signature]
Signature of Witness 1

John Arth
Print Name of Witness 1

[Signature]
Signature of Witness 2

Matthew Pisciotta
Print Name of Witness 2

State of FL
County of Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7 day of August, 2023, by Gregory Pettibon as Auth Agent of LENNAR HOMES, LLC, a Florida limited liability company, on behalf the company, who is personally known to me or has produced _____ as identification.

[Notary Seal]

[Signature]
Notary Public
Haley Mall
Name typed, printed or stamped
My Commission Expires: 4/19/25



EXHIBIT "A"

(Veranda Preserve East Right of Way Tract - Florida)

Being all of Tract RW, Veranda Preserve East, according to the Plat thereof, as recorded in Plat Book 114, Page 1 of the Public records of St. Lucie County, Florida.