

Return to: (enclose self-addressed stamped envelope)

**Name:**

Deborah L. Fechik, FRP  
Greenspoon Marder LLP  
200 East Broward Boulevard  
Suite 1800  
Fort Lauderdale, FL 33301

**This Instrument Prepared by:**

Barry E. Somerstein, Esq.

**Address:**

Greenspoon Marder LLP  
200 East Broward Boulevard  
Suite 1800  
Fort Lauderdale, FL 33301

Parcel ID numbers: 4305-333-0002-000-5 & 4308-132-0002-000-7

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

***This Special Warranty Deed*** made and executed the 14<sup>th</sup> day of December, 2022, by **B-D2 HOLDINGS, LLC**, a Florida limited liability company, having an address of 201 East Las Olas Boulevard, Suite 1900, Fort Lauderdale, FL 33301 ("Grantor") to **MATTAMY PALM BEACH LLC**, a Delaware limited liability company, having an address of 2500 Quantum Lakes Drive, Suite 215, Boynton Beach, Florida 33426 ("Grantee"):

**Witnesseth:** That Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain real property situate in St. Lucie County, Florida ("Real Property"), as follows:

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

**SUBJECT TO the following "Permitted Exceptions":** (i) taxes and assessments, including but not limited to, the special assessment liens imposed by any community development district approved pursuant to applicable law and applicable to the Real Property for 2023 and subsequent years, (ii) Improvement Bond Liens, if any, (iii) zoning restrictions and prohibitions imposed by governmental authority, (iv) matters that an accurate survey would show, (v) any matters created by or through the Grantee, and, (vi) matters set forth on **Exhibit B** attached hereto and made a part hereof. Reference to the foregoing Permitted Exceptions shall not serve to reimpose same.

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

***To Have and to Hold***, the same in fee simple forever.

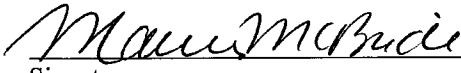
**AND** the Grantor hereby covenants with said Grantee that it has good right and lawful authority to sell and convey said Real Property; that it hereby specially warrants the title to said land subject to the Permitted Exceptions and will defend the same against the lawful claims of all persons claiming by, through and under Grantor subject to the Permitted Exceptions, but against none other.

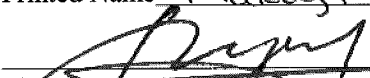
*In Witness Whereof*, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized, the day and year first above written.

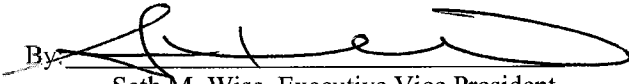
Signed, sealed and delivered  
In the presence of:

**B-D2 HOLDINGS, LLC**, a Florida limited liability company

By: **BBX CAPITAL, INC.**, a Florida corporation,  
its sole Member

  
Signature  
Printed Name Marcy McBride

  
Signature  
Printed Name Evgeny Munkov

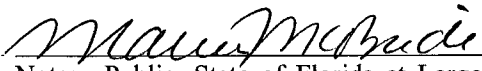
By:   
Seth M. Wise, Executive Vice President

(Corporate Seal)

Address: 201 E. Las Olas Boulevard  
Suite 1900  
Fort Lauderdale, FL 33301

STATE OF FLORIDA            )  
  ) SS:  
COUNTY OF BROWARD        )

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of December, 2022 by means of [☒] physical presence or [☐] on-line notarization by **Seth M. Wise**, the **Executive Vice President** of **BBX CAPITAL, INC.**, a Florida corporation, the sole Member of **B-D2 HOLDINGS, LLC**, a Florida limited liability company, on behalf of said company. He is personally known to me or has produced \_\_\_\_\_ as identification.

  
Notary Public, State of Florida at Large, typed,  
printed or stamped name of Notary Public  
My Commission Expires:

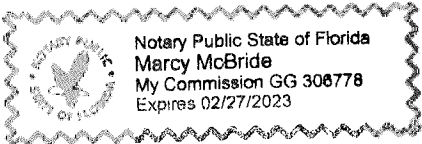


EXHIBIT "A"

REAL PROPERTY

The land referred to herein below is situated in the County of ST. LUCIE, State of Florida, and described as follows:

ALL OF PARCELS 14-6A AND 14-6B AS DESCRIBED IN OFFICIAL RECORDS BOOK 3266, PAGE 2642 LYING IN SECTIONS 5, 6, 7, AND 8. TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT:

A PARCEL OF LAND LYING IN PARCEL 14-6A AS DESCRIBED IN OFFICIAL RECORDS BOOK 3266, PAGE 2642 LYING IN SECTIONS 5, 6, 7, AND 8. TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID PARCEL 14-6A, BEING THE NORTH LINE OF SAID PARCEL AND THE EAST RIGHT OF WAY LINE OF POWERLINE ROAD (HAVING A 150.00 FOOT RIGHT OF WAY NOT CONSTRUCTED) AS RECORDED IN OFFICIAL RECORDS BOOK 3071, PAGE 2651; THENCE SOUTH 89°18'10" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 767, PAGE 2676; THENCE SOUTH 00°41'50" WEST ALONG SAID WEST LINE, A DISTANCE OF 1706.84 FEET TO THE NORTH RIGHT OF WAY OF TRADITION PARKWAY (HAVING A 130.00 FOOT RIGHT OF WAY NOT CONSTRUCTED) AS RECORDED IN OFFICIAL RECORDS BOOK 3018, PAGE 773; THENCE NORTH 70°06'36" WEST ALONG SAID NORTH RIGHT OF WAY, A DISTANCE OF 348.12 FEET TO THE SAID EAST RIGHT OF WAY LINE OF POWERLINE ROAD; THENCE ALONG SAID EAST RIGHT OF WAY THE NEXT THREE COURSES: THENCE N18°50'26"E A DISTANCE OF 673.39 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1,590.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 503.49 FEET THROUGH A CENTRAL ANGLE OF 18°08'36" TO A POINT OF TANGENCY; THENCE NORTH 00°41'50" EAST, A DISTANCE OF 457.37 FEET TO THE POINT OF BEGINNING.

**EXHIBIT "B"****PERMITTED EXCEPTIONS**

1. **Development Agreement between the Board of County Commissioners of St. Lucie County and Westchester Development Company, Phase I as recorded in Official Records Book 1437, Page 2741; together with Notice of Adoption of the Amended and Restated Development Order for the Tradition Development of Regional Impact recorded in Official Records Book 3012, Page 1942; as amended by Notice of Adoption of City of Port St. Lucie Resolution 09-R34 Correcting a Scriveners Error in Resolution 08-R82 as recorded in Official Records Book 3069, Page 418 and Corrective Notice of Adoption as recorded in Official Records Book 3069, Page 423 and Assignment of Development Rights in Official Records Book 3266, Page 2625, of the Public Records of St. Lucie County, Florida.**
2. **Notice of Adoption of the Development Order for the Western Grove Development Regional Impact, Resolution 06-R77 recorded in Official Records Book 2798, Page 826, and Assignment of Development Rights as recorded in Official Records Book 3262, Page 3000 and Official Records Book 3266, Page 2619 and Correction to Assignment of Development Rights in Official Records Book 4153, Page 846, of the Public Records of St. Lucie County, Florida.**
3. **Interlocal Agreement between St. Lucie County and Westchester Community Development Districts Number One through Four, recorded in Official Records Book 1518, Page 2469 and amended to add Districts No. 5 and No. 6 in Official Records Book 1678, Page 1; and Second Amendment recorded in Official Records Book 2770, Page 1562; together with District Development Interlocal Agreement recorded in Official Records 1525, Page 866; and Assignment of Dedication recorded February 21, 2007 in Official Records Book 2765, Page 1831; together with Joinder in District Development Interlocal Agreement by Tradition District No. 5, recorded in Official Records Book 2842, Page 1945; Joinder in District Development Interlocal Agreement by Tradition District No. 7, recorded in Official Records Book 2842, Page 1949; Joinder in District Development Interlocal Agreement by Tradition District No. 8, recorded in Official Records Book 2842, Page 1953; Joinder in District Development Interlocal Agreement by Tradition District No. 9, recorded in Official Records Book 2842, Page 1957; Joinder in District Development Interlocal Agreement by Tradition District No. 10, recorded in Official Records Book 2842, Page 1961, of the Public Records of St. Lucie County, Florida.**
4. **Final Judgment Validating Bonds recorded in Official Records Book 1535, Page 53, Official Records Book 1535, Page 62, Official records Book 1535, Page 71, Official Records Book 1535, Page 80, and Official Records Book 1535, Page 89, and Final Judgment recorded July 31, 2008 in Official Records Book 3000, Page 2131, of the Public Records of St. Lucie County, Florida.**
5. **Notice of Establishment of the Tradition Community Development District No. 7 recorded in Official Records Book 2685, Page 706, of the Public Records of St. Lucie County, Florida.**
6. **Amended and Restated Notice of Public Financing and Maintenance of Improvements recorded in Official Records Book 3684, Page 473, as amended by First Supplement to Amended and Restated Notice of Public Financing and Maintenance of Improvements - Tradition Community Development District Nos. 1 through 10, recorded in Official Records Book 4666, Page 1017, of the Public Records of St. Lucie County, Florida.**

7. **Park and Recreation Impact Fee Credit Agreement between Tradition Development Company, LLC and the City of Port St. Lucie as recorded in Official Records Book 3018, Page 747, of the Public Records of St. Lucie County, Florida.**
8. **Amended and Restated Fire/EMS Development Agreement for Tradition Development of Regional Impact and Verano Development of Regional Impact as recorded in Official Records Book 2833, Page 2770, of the Public Records of St. Lucie County, Florida**
9. **Fire/EMS Development and Impact Fee Agreement for Southern Grove Development of Regional Impact and Western Grove Development of Regional Impact as recorded in Official Records Book 2916, Page 661; as amended by First Amendment to Fire/EMS Development and Impact Fee Agreement, as recorded in Official Records Book 3062, Page 938, of the Public Records of St. Lucie County, Florida.**
10. **Easement Agreement in favor of Florida Power and Light Company, as recorded in Official Records Book 767, Page 2676, and re-recorded in Official Records 768, Page 927, of the Public Records of St. Lucie County, Florida.**
11. **Access & Exclusive Utility Easement by and between Tradition Development Company, LLC and City of Port St. Lucie as recorded in Official Records Book 2813, Page 2875; Official Records Book 2813 Page 2884; Official Records Book 2813, Page 2894 and Official Records Book 2813, Page 2917, of the Public Records of St. Lucie County, Florida.**
12. **Interlocal Agreement Relating to Public School Sites, as recorded December 5, 2006 in Official Records Book 2714, Page 761, of the Public Records of St. Lucie County, Florida.**
13. **Settlement Agreement including Impact Fee Credit Agreement by and between St. Lucie County, Florida and Core Communities, LLC, as recorded in Official Records Book 2906, Page 1203, of the Public Records of St. Lucie County, Florida.**
14. **Lien of Record of Tradition Community Development District No. 9 recorded in Official Records Book 4655, Page 2277, of the Public Records of St. Lucie County, Florida.**
15. **Blanket Flowage Easement recorded in Official Records Book 4620, Page 134, of the Public Records of St. Lucie County, Florida.**
16. **True-Up Agreement 2021 CI Project recorded in Official Records Book 4656, Page 1073, of the Public Records of St. Lucie County, Florida.**
17. **Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).**
18. **Easement Agreement in favor of Florida Power and Light Easement as recorded in Official Records Book 767, Page 2676, and in Official Records Book 768, Page 927, of the Public Records of St. Lucie County, Florida.**

**Note: All of the recording information contained herein refers to the Public Records of St. Lucie County, Florida, unless otherwise indicated. Any reference herein to a Book and Page or Instrument Number is a reference to the Official Records Books of said county, unless indicated to the contrary.**