

THIS INSTRUMENT PREPARED BY
AND RETURN TO:

Nelson Mullins Riley & Scarborough LLP
1905 NW Corporate Blvd., Suite 310
Boca Raton, FL 33431
Attn: Christopher Staller, Esq.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and delivered on this 19 day of December 2023 by MATTAMY PALM BEACH LLC, a Florida limited liability company, whose mailing address is 2500 Quantum Lakes Drive, Suite 215, Boynton Beach, FL 34984 (the "Grantor") and the CITY OF PORT ST. LUCIE, a Florida municipal corporation, whose mailing address is 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida 34984 (the "Grantee").

(whenever used herein the terms Grantor and Grantee shall include the heirs, legal representatives and assigns of individuals and the successors and assigns of legal entities, whenever the context so admits or requires)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee the real property situate in St. Lucie County, Florida, described as follows (the "Property") more particularly described in Exhibit "A", attached hereto and made a part hereof.

SUBJECT TO:

1. Taxes and assessments for the year 2024 and all subsequent years not yet due or payable;
2. Easements, restrictions, and all other matters of record (it not being the intent to reimpose same); and
3. Any matter created by or through Grantee.

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 the same in fee simple forever.

AND GRANTOR for the Property, 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 caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its property officers thereunto duly authorized the day and year first above written.

[SIGNATURE BLOCK ON FOLLOWING PAGE]

Witnesses:

Signature: [Handwritten Signature]

Print name: Karel Albeitor
Address: 2500 Quantum Lakes Blvd
Boynton Beach, FL 33426

Signature: [Handwritten Signature]

Print name: Betty Bollinger
Address: 121 Sunset St. Melbourne
Pal. St. W. FL 32983

STATE OF Florida

COUNTY OF _____

GRANTOR:

MATTAMY PALM BEACH LLC,
a Florida limited liability company

By: [Handwritten Signature]
Print Name: DAN GROSSWALD
Title: Vice President

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization on Dec 19, 2023 by Dan Grosswald as
Vice President Mattamy Palm Beach LLC, a Florida limited liability company,
who is personally known to me or has produced PLDL as
identification.



[Handwritten Signature]
Notary Public, State of Florida

SEAL

EXHIBIT A

LEGAL DESCRIPTION

A PORTION OF TRACT A1, KENLY SUBDIVISION, AS RECORDED IN PLAT BOOK 104, PAGE 16, TOGETHER WITH A PORTION OF TRACT C, BELTERRA, PHASE 1, PLAT 1, AS RECORDED IN PLAT BOOK 94, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL I

BEGINNING AT THE SOUTHWEST CORNER OF TRACT A1 OF SAID KENLEY SUBDIVISION; THENCE ALONG THE WEST LINE OF SAID TRACT A1, NORTH 00°05'34" EAST, A DISTANCE OF 35.00 FEET; THENCE SOUTH 44°54'26" EAST, A DISTANCE OF 49.50 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT A1; THENCE ALONG SAID SOUTH LINE, NORTH 89°54'26" WEST, A DISTANCE OF 35.00 FEET TO THE PLACE AND POINT OF BEGINNING.

TOGETHER WITH:

PARCEL II

BEGINNING AT THE NORTHWEST CORNER OF TRACT C OF SAID BELTERRA PHASE 1 PLAT 1; THENCE ALONG THE NORTH LINE OF SAID TRACT C, SOUTH 89°54'26" EAST, A DISTANCE OF 35.00 FEET; THENCE SOUTH 45°05'34" WEST, A DISTANCE OF 49.50 FEET TO A POINT ON THE WEST LINE OF SAID TRACT C; THENCE ALONG SAID WEST LINE, NORTH 00°05'34" EAST, A DISTANCE OF 35.00 FEET TO THE PLACE AND POINT OF BEGINNING.

CONTAINING 1,225sq.ft. MORE OR LESS.

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF SUBJECT PROPERTY OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.
NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND /OR EASEMENTS OF RECORD



Digitally signed
 by Thomas P
 Kiernan
 Date:
 2023.11.28
 16:53:34 -05'00'

THOMAS P. KIERNAN
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA CERTIFICATE NO. 6199

SIGNATURE DATE

Sheet 1 of 2



CULPEPPER & TERPENING INC

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
 PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
 STATE OF FLORIDA BOARD OF PROFESSIONAL
 ENGINEERS AUTHORIZATION NO. 4286

Becker @ Community
 East Corner Clips

DESCRIPTION

DATE: 11/28/23	DRAWN JDJ
SCALE: N/A	JOB No. 21-063

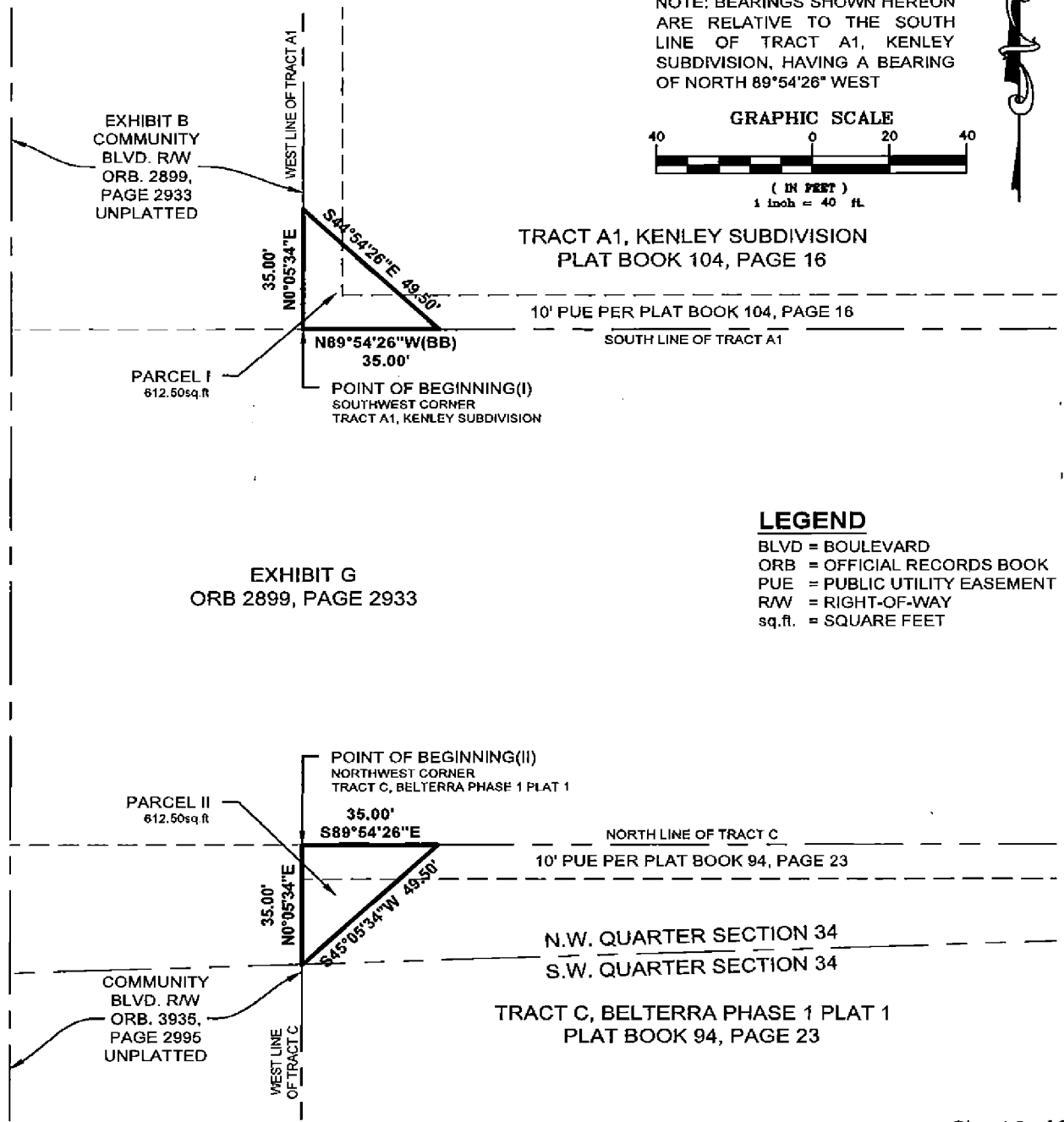
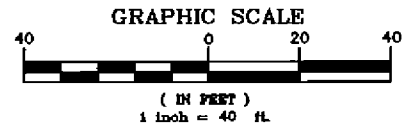
P:\Proj\2021\21-063 Becker Road West Phase 2 Design\Survey\S&D\21-063 S&D Corner Clips.dwg Plotted: 11/28/23 By: JONATHAN JONES Layout: DESC

EXHIBIT A

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

THIS IS NOT A SURVEY

NOTE: BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF TRACT A1, KENLEY SUBDIVISION, HAVING A BEARING OF NORTH 89°54'26" WEST



LEGEND
 BLVD = BOULEVARD
 ORB = OFFICIAL RECORDS BOOK
 PUE = PUBLIC UTILITY EASEMENT
 R/W = RIGHT-OF-WAY
 sq.ft. = SQUARE FEET

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Becker @ Community East Corner Clips	
SKETCH OF DESCRIPTION	
DATE: 11/28/23	DRAWN JDJ
SCALE: 1"=40'	JOB No. 21-063

P:\Proj\2021\21-063 Becker Road West Phase 2 Design\Survey\S&D\21-063 S&D Corner Clips.dwg Plotted: 11/28/23 By: JONATHAN JONES Layout: SKETCH