

Prepared by and Return to:
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For official use by Clerk's office only

STATE OF MINNESOTA)
COUNTY OF MINNEAPOLIS) **SPECIAL WARRANTY DEED**
(Corporate Seller)

THIS INDENTURE, made this 29 day of August, 2017, between PARADISE PORT ST. LUCIE, L.L.C., a Florida limited liability company, whose mailing address is: 440 3rd Street, Excelsior, MN 55331, party of the first part, and PARADISE REALTY 2017, LLC, a Florida limited liability company, whose mailing address is: 1634 S. Kanner Highway, Stuart, FL 34994, party of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party, its assigns, the following described property, to wit:

Lots 14, 15, 16, 17, 18 and 19, Block 1543, PORT ST. LUCIE SECTION THIRTY, according to the map or plat thereof, as recorded in Plat Book 14, Page(s) 10, 10A through 10I, of the Public Records of St. Lucie County, Florida.

Subject, however, to the following:

- A. ad valorem real estate taxes for 2017 and subsequent years;
- B. all laws, ordinances, and governmental regulations, including, but not limited to, all applicable building, zoning, land use and environmental ordinances and regulations; and
- C. the following restrictions, reservations, easements, covenants, agreements, limitation and other matters, all of which are recorded in the public records of St. Lucie County, Florida, however the listing of the following documents is not intended to reimpose said documents:
 - (1) Restrictions, covenants, conditions, easements and other matters as contained on the Plat of PORT ST. LUCIE SECTION THIRTY, recorded in Plat Book 14, Pages 10 and 10A through 10I, as modified by Surveyor's Affidavit recorded in Official Records Book 363, Page 2047 and Official Records Book 377, Page 2162.
 - (2) Assignment Agreement with Florida Power and Light Company as recorded in Official Records Book 473, Page 1177 and as subordinated by Subordination of Utility Interests as recorded in Official Records Book 804, Page 2796.
 - (3) Assignment and Assumption Agreement between General Development Utilities, Inc., Atlantic Gulf Communities Corporation f/k/a General Development Corporation and the City of Port St. Lucie, Florida, as recorded in Official Records 1141, at Page 2395.
 - (4) Reservations as contained in Deed from General Development Corporation as recorded in Official Records Book 416, Page 1984, however there is no right of surface access for the reserved water rights.
 - (5) Unity of Title recorded in Official Records Book 1285, Page 2585 and Official Records Book 1798, Page 366.
 - (6) Commercial Service Agreement/Permit to Connect recorded in Official Records Book 1373, Page 1826 and Official Records Book 1449, Page 753.
 - (7) Access and Utility Easement recorded in Official Records Book 1468, Page 1635.

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 the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on the date first above written.

Signed, sealed and delivered
in the presence of:

PARADISE PORT ST. LUCIE, L.L.C., a Florida limited
liability company

Nadiya Borshch
Witness signature
Nadiya Borshch
Print witness name

By: [Signature]
Print Name: William J. Stoddard
Title: Manager

Jickie Prokash
Witness signature
Jickie Prokash
Print witness name

(Corporate Seal)

State of Minnesota
County of Hennepin

THE FOREGOING INSTRUMENT was acknowledged before me this 29th day of August, 2017, by William J. Stoddard, Manager of PARADISE PORT ST. LUCIE, L.L.C., a Florida limited liability company, on behalf of the company, who is personally known to me or who has produced personally known as identification.

[Signature]
Notary Public
Angella Hadrath
Print Notary Name

My Commission Expires: Jan 31, 2018

Notary Seal

