

THIS INSTRUMENT PREPARED BY:

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A Portion of Tax Parcel Number:  
**4327-701-0001-000/5**

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**SPECIAL WARRANTY DEED**  
(Tract RW1, Kenley)

This **SPECIAL WARRANTY DEED** dated this 8<sup>th</sup> day of June, 2022, by **MATTAMY PALM BEACH LLC**, a Delaware limited liability company, whose mailing address is 2500 Quantum Lakes Drive, Suite 215, Boynton Beach, FL 33426 (“**Grantor**”) to **CITY OF PORT ST. LUCIE, FLORIDA**, a Florida municipal corporation, whose mailing address is 121 S.W. Port St. Lucie Blvd., Port St. Lucie, Florida 34984-5099 (“**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 corporations, wherever the context so admits or requires)

**WITNESSETH**, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained, and sold to said Grantee’s successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie, State of Florida, to wit:

Tract RW1 of Kenley, according to the plat thereof recorded in Plat Book 104, Page 16, of the Public Records of St. Lucie County, Florida (the “**Property**”).

**SUBJECT TO:** (a) taxes and assessments for the year 2022 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 re-impose any of the same; (d) rights of any parties in possession of the Property, if any; (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 tenements, hereditaments and appurtenances thereto belonging or in any wise 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 PAGE FOLLOWS]

Signed, sealed and delivered in the presence of:

**MATTAMY PALM BEACH LLC,**  
a Delaware limited liability company

[Signature]  
Witness 1 Signature

By: [Signature]  
Anthony J. Palumbo, III, Division Vice President

Julie Hurst  
Witness 1 Print Name

[Signature]  
Witness 2 Signature

Sheri Delgrosso  
Witness 2 Print Name

STATE OF FLORIDA )

COUNTY OF PALM BEACH )

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on this 8 day of June, 2022, by Anthony J. Palumbo, III, as Division Vice President of MATTAMY PALM BEACH LLC, a Delaware limited liability company, on behalf of the company, who is  personally known to me or  has produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public

Julie Hurst  
Typed, printed or stamped name of Notary Public

My Commission Expires: 1-22-24



