

INSTRUMENT PREPARED BY  
AND AFTER RECORDING RETURN TO:  
RUCE S. ROSENWATER & ASSOCIATES, P.A.  
Bruce S. Rosenwater, Esq.  
1601 Forum Place, Suite 602  
West Palm Beach, Florida 33401  
(561) 688-0991

Tax ID #3414-501-1915-150/8

NOTE: THIS QUIT-CLAIM DEED IS GIVEN WITHOUT  
THE BENEFIT OF TITLE SEARCH AND/OR REVIEW.

NOTE: This is a transfer of no consideration of real property to a wholly owned entity by Grantor and  
pursuant to Florida Administrative Code 12B-4.014, no documentary stamp tax is due.

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### QUIT-CLAIM DEED

**THIS QUIT-CLAIM DEED**, Executed this 15 day of March, A.D. 2021, by RICH  
AND RUBIN PROPERTIES, LLC, a Florida limited liability k/n/a PSL Town Place Partners, LLC, a Florida  
limited liability company, whose post office address is 2552 Peters Road, Suite B, Fort Pierce, FL 34945  
Grantor, to PSL TOWN PLACE PARTNERS, LLC, a Florida limited liability company, whose post office  
address is 2552 Peters Road, Suite B, Fort Pierce, FL 34945 "Grantee".

(Wherever used herein the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals,  
and the successors and assigns of corporations, wherever the context so admits or requires.)

**WITNESSETH**, That the said grantor, for and in consideration of the sum of **TEN AND NO/100  
DOLLARS (\$10.00)** and other good and valuable consideration to said grantor in hand paid by said grantee, the  
receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said grantee, and  
grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the  
following described lot, piece or parcel of land, situate, lying and being in the County of **St. Lucie**, State of  
**Florida**, to-wit:

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

**TO HAVE and to HOLD** the same together with all and singular the appurtenances thereto belonging  
or in anywise appertaining, and all the estate, right title, interest, lien, equity and claim whatsoever of grantor,  
either in law or equity, for the use, benefit and profit of the said grantee forever.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

PSL TOWN PLACE PARTNERS, LLC,  
a Florida limited liability company

By: [Signature]  
Jerome L. Rich, Manager

[Signature]  
Witness Signature  
Printed Name: Bruce S Rosenwahr

[Signature]  
Witness Signature  
Printed Name: Denise Acipel

State of Florida  
County of Palm Beach

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 15<sup>th</sup> day of March, 2021, by Jerome L. Rich, as Manager of PSL Town Place Partners, LLC, a Florida limited liability company, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]

My Commission Expires:

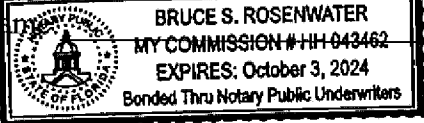
[Signature]  
Notary Public  
Print Name: BRUCE S. ROSENWATER  
 MY COMMISSION #HH-043462  
EXPIRES: October 3, 2024  
Bonded Thru Notary Public Underwriters

EXHIBIT "A"

**PARCEL I**

THAT PART OF LOT 16, BLOCK 3, ST. LUCIE GARDENS, IN SECTION 26, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, LYING EAST OF U.S. HIGHWAY NO.1, RECORDED IN PLAT BOOK 1, PAGE 35 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

**PARCEL II**

THE WEST 600 FEET OF THE FOLLOWING DESCRIBED PARCEL (SAID WEST 600 FEET MEASURED PERPENDICULARLY TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO.1):

THAT PORTION OF LOT 15, BLOCK 3 AND LOTS 9 AND 10, BLOCK 4 OF THE PLAT OF ST. LUCIE GARDENS, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK I, PAGE 35 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO.1 AND SOUTH OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SAVANNA CLUB BOULEVARD; SAID SAVANNA CLUB BOULEVARD AS SHOWN ON PLAT OF SAVANNA CLUB PLAT NO. ONE, AS RECORDED IN PLAT BOOK 24, PAGE 7 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALL LYING AND BEING IN SECTION 26, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING:

THAT PORTION THEREOF, CONVEYED TO THE COMMUNITY SAVANNA CLUB JOINT VENTURE BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1106, PAGE 1328, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA