

Prepared by/Return to:
Brian Hickey, Esq.
Nason, Yeager, Gerson, Harris & Fumero, P.A.
3001 PGA Boulevard, Suite 305
Palm Beach Gardens, Florida 33410

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, effective as of the 18th day of December, 2019, is by and between ENTERPRISE DRIVE LAND, LLC, a Delaware limited liability company, whose address is 1001 East Telecom Drive, Boca Raton, FL 33431 ("**Grantor**"), and 660 PSL, LLC, a Delaware limited liability company, whose address is 101 Pineapple Grove Way, Suite 200, Delray Beach, FL 33444 ("**Grantee**").

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable considerations, in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, those certain lands situate, lying and being in the County of St. Lucie, State of Florida, described as follows:

See attached Exhibit "A" (the "**Property**").

TOGETHER with all the tenements, rights, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof.

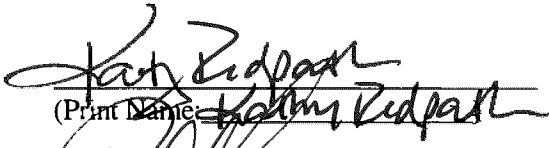
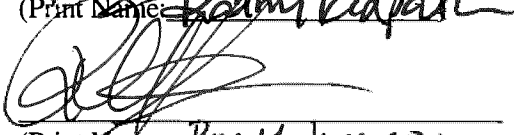
SUBJECT TO: (a) local, state and federal laws, ordinances or governmental regulations, including, but not limited to, building and zoning laws, ordinances and regulations, now or hereafter in effect relating to the Property, (b) real estate taxes and assessments for the year 2020 and all subsequent years, a lien not yet due and payable, (c) assessments and dues imposed by any property owners' association for the year of 2020 and subsequent years, a lien not yet due and payable, (d) all covenants, restrictions, easements, agreements and other matters of record, and (e) all matters that would be disclosed by an accurate inspection or survey of the Property.

AND Grantor, subject to the hereinbefore exceptions, hereby covenants that Grantor has good right and lawful authority to sell and convey the above-described land, and hereby warrants the title to said lands for any acts of Grantor and will defend the title of said land against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, this Special Warranty Deed has been duly executed by Grantor, and is effective as of the day and year first written above.

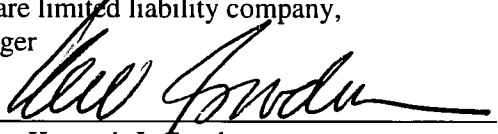
Signed, sealed and delivered
in the presence of:


(Print Name: Rosa M. Jimenez)

(Print Name: Rosa M. Jimenez)

GRANTOR:



ENTERPRISE DRIVE LAND, LLC,
a Delaware limited liability company

By: Enterprise Drive Manager, LLC,
a Delaware limited liability company,
its Manager

By: 
Name: Kenneth J. Goodman
Its: Manager

STATE OF FLORIDA)
) SS:
COUNTY OF PALM BEACH)

The foregoing Special Warranty Deed was acknowledged before me this 16 day of December, 2019, by Kenneth J. Goodman, as Manager of Enterprise Drive Manager, LLC, a Delaware limited liability company, as Manager of Enterprise Drive Land, LLC, a Delaware limited liability company, on behalf of the companies, (☒ who is personally known to me OR () who produced _____ as identification.


Notary Signature

Print Notary Name

NOTARY PUBLIC
State of Florida at Large

My Commission Expires:

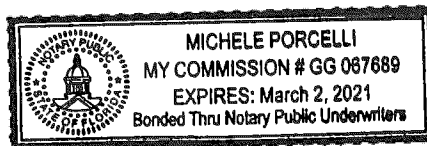


EXHIBIT "A"
LEGAL DESCRIPTION

That portion of Lot I-37, Block 2, ST. LUCIE WEST PLAT NO. 14, COMMERCE PARK PHASE TWO, according to the plat thereof recorded in Plat Book 27, Pages 17 and 17A through 17F, of the Public Records of St. Lucie County, Florida, more particularly described as follows:

Begin at the Northeasterly corner of said Lot I-37 as a Point of Beginning; thence run South $35^{\circ}32'22''$ West along the East line of said Lot I-37 a distance of 202.49 feet; thence run North $58^{\circ}50'18''$ West 300.56 feet to an intersection with a curve and the Easterly right-of-way line of N.W. Enterprise Drive; thence run Northeasterly along the Easterly right-of-way line of N.W. Enterprise Drive and along the arc of a curve, concave to the Northwest, with a radius of 1807.57 feet and a central angle of $5^{\circ}27'00''$ a distance of 171.94 feet to the Northwest corner of said Lot I-37; thence run South $67^{\circ}57'27''$ East a distance of 263.32 feet; thence run South $50^{\circ}46'58''$ East a distance of 75.91 feet to the Point of Beginning.