

THIS INSTRUMENT PREPARED BY:

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West Palm Beach, FL 33401

Tax Parcel Number:
4315-801-0004-000-6

SPECIAL WARRANTY DEED

This **SPECIAL WARRANTY DEED** dated this 25th day of July, 2023, 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 **PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION**, a Florida not for profit corporation, whose mailing address is c/o City Attorney, 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:

SEE **EXHIBIT “A”** ATTACHED HERETO (the “**Property**”).

SUBJECT TO: (a) taxes and assessments for the year 2023 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; and matters that would be disclosed by an accurate survey of the Property.

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 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 as of the day and year first above written.

Signed, sealed and delivered in the presence of:

MATTAMY PALM BEACH LLC,
a Delaware limited liability company

Jason Corp
Witness 1 Signature

Jason Corp
Witness 1 Print Name

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

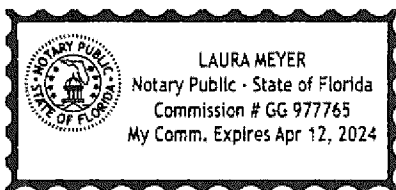
[Signature]
Witness 2 Signature

TAVIS PLYLER
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 15th day of July, 2023, 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.



Laura Meyer
Notary Public
Laura Meyer
Typed, printed or stamped name of Notary Public

My Commission Expires: 4-12-2024

EXHIBIT "A"

LOT 3 OF SOUTHERN GROVE PLAT NO. 26, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGE 35, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA