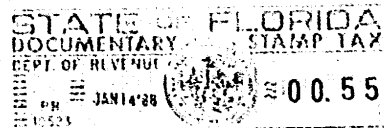


889326

WARRANTY DEED



THIS WARRANTY DEED made and executed the 25th day of June, 1986, by THOS. J. WHITE DEVELOPMENT CORPORATION, a corporation existing under the laws of Florida, and having its principal place of business at 2500 Midport Road Suite 140, Port St. Lucie, Florida, 33452, hereinafter called the grantor, to ST. LUCIE COUNTY, political subdivision of the State of Florida, whose address is 2300 Virginia Avenue, Port Pierce, Florida, 33482, hereinafter called the grantee:

W I T N E S S E T H

That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in St. Lucie County, Florida, viz:

All that land described in Exhibit "A" attached.

This land is being conveyed to grantee free and clear of all liens and encumbrances.

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 grantor hereby covenants with said grantee 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 whomsoever; and that said land is free of all encumbrances.

Grantor does not convey by this Deed the baseball stadium and all other improvements now or hereafter located on the land described in Exhibit "A" hereto, but expressly retains title to all such existing and future improvements. Grantor also reserves unto itself for so long as it owns said improvements a non-exclusive easement to maintain said improvements on said land

PREPARED BY AND RETURN TO:
KATHRYN L. SANDS
MOLEY ARMS & MUN. SERVICE
AND GRUBBLY, P. A.
P. O. BOX 4099
JACKSONVILLE, FLORIDA 32202

and the non-exclusive right of reasonable ingress and egress across said land and such other rights as are necessary to realize all benefits of owning the stadium and other improvements.

IN WITNESS WHEREOF the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

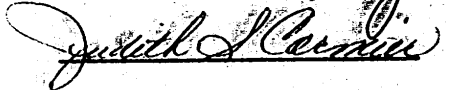
ATTEST:

Secretary

THOS. J. WHITE DEVELOPMENT
CORPORATION

BY: 
President

Signed, sealed and delivered
in the presence of:

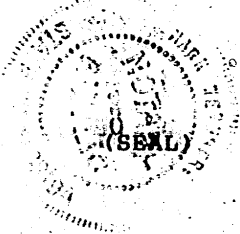



(CORPORATE SEAL)

STATE OF Florida
COUNTY OF St. Lucie

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared James P. Brown
and Ernest R. Dike Jr.
well known to me to be the President and Assistant Secretary respectively of the corporation named as grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 25th day of June, 1986.



M. W. W. W.
NOTARY PUBLIC
My Commission Expires:
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES: DEC 11 1988
BONDED THRU GENERAL INS. UND.

This Instrument prepared by:

Daniel S. McIntyre, Esquire
St. Lucie County Attorney
2300 Virginia Avenue
Ft. Pierce, Florida 33482

(Without benefit of examination of title)

BETHAM ASSOCIATES

Engineers • Planners • Surveyors
921 Northeast Commercial Street
Jensen Beach, Florida 33457
(805) 884-1800 • 465-6880

DAVID W. BETHAM, P.L.S.

LEGAL DESCRIPTION

ST. LUCIE WEST

TRACT 29A - PORT ST. LUCIE METS SPORTS COMPLEX

A PARCEL OF LAND LYING IN SECTIONS 23 AND 26, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 36 SOUTH, RANGE 39 EAST; THENCE RUN NORTH $89^{\circ}44'41''$ WEST ALONG THE NORTH LINE OF SAID SECTION 24 A DISTANCE OF 5282.95 FEET TO THE NORTHWEST CORNER OF SAID SECTION 24; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE NORTHEAST, WITH RADIUS OF 1273.24 FEET, AND CENTRAL ANGLE OF $31^{\circ}40'04''$, AND CHORD BEARING OF SOUTH $15^{\circ}49'29''$ EAST A DISTANCE OF 703.73 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH $31^{\circ}39'31''$ EAST A DISTANCE OF 314.70 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHWEST, WITH RADIUS OF 1096.22 FEET AND CENTRAL ANGLE OF $28^{\circ}35'55''$ A DISTANCE OF 547.17 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH $03^{\circ}03'36''$ EAST A DISTANCE OF 292.82 FEET; THENCE RUN SOUTH $86^{\circ}56'24''$ WEST A DISTANCE OF 638.79 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHEAST, WITH RADIUS OF 2864.79 FEET AND CENTRAL ANGLE OF $47^{\circ}43'22''$ A DISTANCE OF 2386.14 FEET; THENCE RUN SOUTH $50^{\circ}46'58''$ EAST A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH $50^{\circ}25'05''$ EAST A DISTANCE OF 982.20 FEET; THENCE RUN SOUTH $29^{\circ}08'01''$ EAST A DISTANCE OF 1077.84 FEET; THENCE RUN SOUTH $03^{\circ}20'05''$ EAST A DISTANCE OF 1328.73 FEET; THENCE RUN WESTERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 3858.28 FEET AND CENTRAL ANGLE OF $17^{\circ}44'58''$ A DISTANCE OF 1195.24 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH $81^{\circ}00'24''$ WEST A DISTANCE OF 624.60 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHWESTERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE NORTHEAST, WITH RADIUS OF 25.00 FEET AND CENTRAL ANGLE OF $90^{\circ}00'00''$ A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH $08^{\circ}59'36''$ WEST A DISTANCE OF 770.72 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHEASTERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHEAST, WITH RADIUS OF 2804.79 FEET AND CENTRAL ANGLE OF $48^{\circ}12'38''$ A DISTANCE OF 2380.04 FEET TO THE POINT OF BEGINNING. CONTAINING 100.00 ACRES.

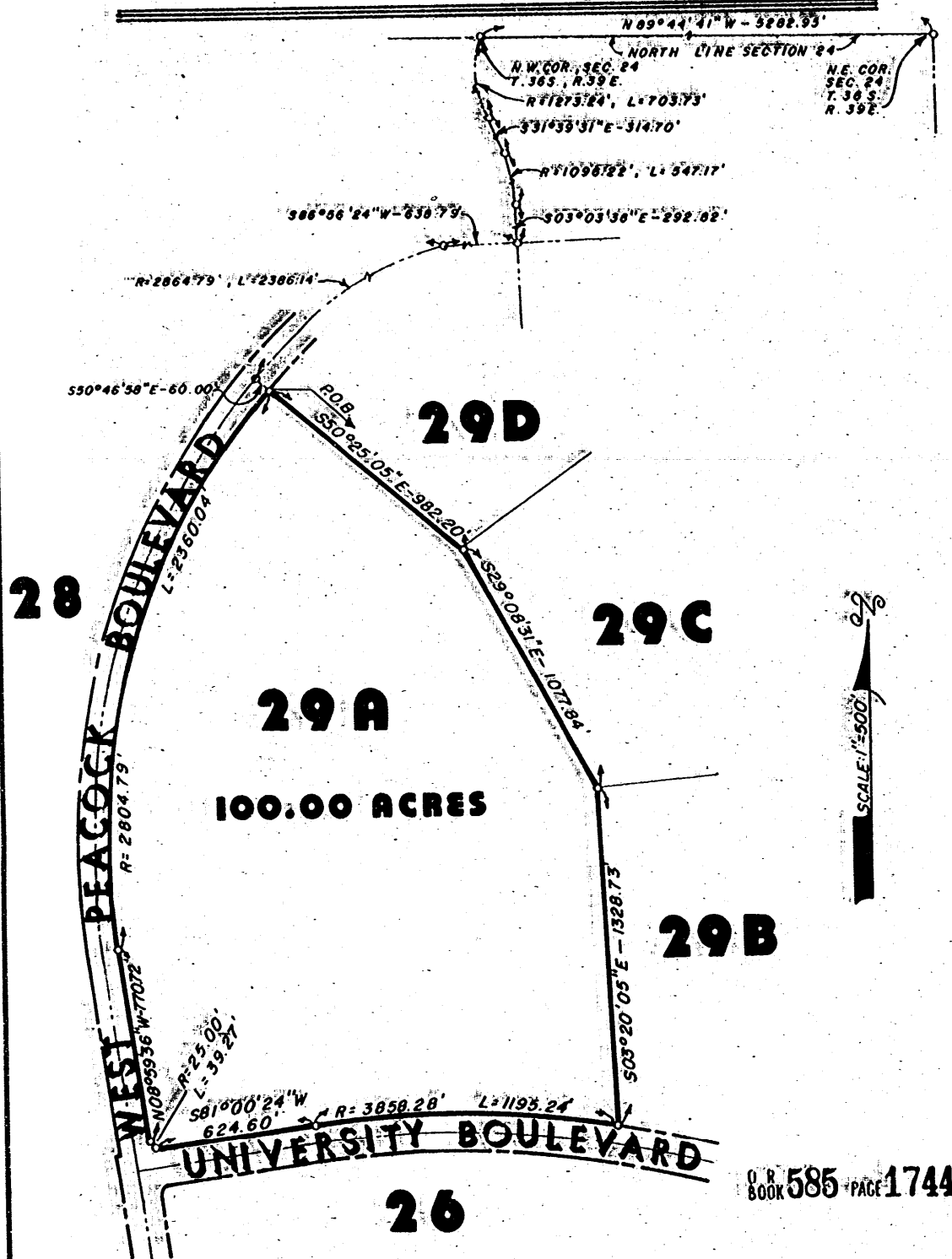

DAVID W. BETHAM, P.L.S.
FLORIDA CERTIFICATE NO. 3199

JUNE 27, 1986

Sketch Of Property Description

St. Lucie West - Tract No. 29A

Port St. Lucie Mets Sports Complex



O.R. 585 PAGE 1744

BETHAM ASSOCIATES

ENGINEERS • PLANNERS • SURVEYORS

921 NORTHEAST JENSEN BEACH BOULEVARD, JENSEN BEACH, FLORIDA 33467
(305) 334-1800

Drawn By: RAY

Date: 6-27-86

Revised:

Order Number: 86-333

Plot Book: U/R

NOTE: THE SURVEY SHOWN HEREON COMPLIES WITH THE MINIMUM REQUIREMENTS FOR LAND SURVEYS MADE FOR TITLE PURPOSES IN FLORIDA, AS DEVELOPED AND ADOPTED BY THE F.S.P.L.S. AND THE F.L.S. A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN MADE BY THIS OFFICE.

THEREBY CERTIFY that the plot shown hereon is a true and correct representation of a survey made under my direction and that said survey is accurate to the best of my knowledge and belief and that I am a duly qualified and licensed Professional Land Surveyor in the State of Florida.

Page: —

Field Book: FILE

Scale: 1" = 500'

PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3199

