

Return to: (enclose self-addressed stamped envelope)  
Name: Mitchell A. Sherman, P.A.  
Address: 7593 Boynton Beach Blvd., Suite 220  
Boynton Beach, Florida 33437

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 3294604 12/30/2008 at 11:19 AM  
OR BOOK 3046 PAGE 2761 - 2767 Doc Type: DEED  
RECORDING: \$61.00  
D DOC STAMP COLLECTION: \$15221.50

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

Parcel ID Number:

## **SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, made this 23<sup>rd</sup> day of December, 2008 between **ACR PROPERTIES, LLC, a Florida limited liability company**, hereinafter referred to as "Grantor", and **ACR ACQUISITION, LLC, a Delaware limited liability company**, whose address is **7593 Boynton Beach Blvd., Suite 220, Boynton Beach, Florida 33437**, hereinafter referred to as "Grantee".

WITNESSETH: that the Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and 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 AND MADE A PART HEREOF**

This conveyance is subject to the following:

1. Taxes and assessments for the year of this instrument and subsequent years;
2. Zoning and other governmental regulations;
3. All easements, covenants, restrictions, limitations, declarations, reservations, agreements and conditions of record, whether set forth on the subdivision plat, common to the subdivision or otherwise of record.

**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.


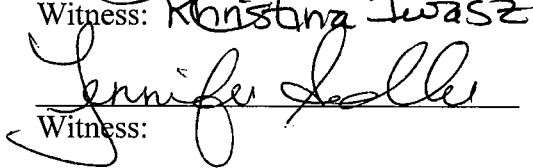
**AND** the Grantor hereby covenants with the said Grantee that the Grantor is lawfully seized of said Property in fee simple; that the Grantor has good right and lawful authority to sell and convey said Property, and hereby specially warrants the title to said Property and will defend the same against the lawful claims of all personal claiming by, through or under the said Grantor, but against none other.

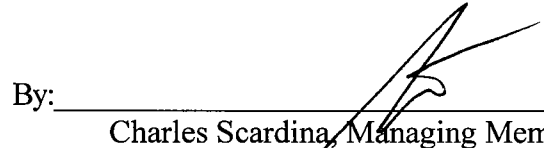
\*NB\* This document is being re-recorded to correct a scrivener's error  
in the name of the Grantee

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day an year first above written.

Signed, sealed and delivered in our presence:

**ACR PROPERTIES, LLC, a Florida  
limited liability company**

  
Witness: Kristina Iwasz  
  
Witness: Jennifer Lalle


By:   
Charles Scardina, Managing Member  
7593 Boynton Beach Blvd., Suite 220  
Boynton Beach, FL 33437

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 23 day of December, 2008 by Charles Scardina Managing Member of ACR Properties, LLC, a Florida limited liability company. He is personally known to me.



  
Notary Public - State of Florida  
My Commission Expires:

***EXHIBIT A***

**Parcel 1: (O. R. Book 1852, page 821)**

The West 1664.25 feet of Tract 11, THE ALAN WILSON GROVE, according to the plat thereof as recorded in Plat Book 12, Pages 50 and 50A, Public Records of St. Lucie County, Florida.

**Parcel 2: (O. R. Book 1852, Page 821)**

Tract 2, Block 6, THE ALAN WILSON GROVE, according to the plat thereof as recorded in Plat Book 12, Pages 50 and 50A, Public Records of St. Lucie County, Florida.

**Parcel 3: (O. R. Book 1696, Page 2993)**

The following described situate, lying and being in Saint Lucie County, Florida, to-wit:

The South 349 feet of Block 1 of ALAN WILSON GROVE PLAT, according to the Plat thereof recorded in the Office of the Clerk of the Circuit Court in and for St. Lucie County, Florida, in Plat Book 12, Page 50, Public Records of St. Lucie County, Florida, less the West 5 feet thereof.

And

The North 660 feet of the South 2018 feet of Block 1 ALAN WILSON GROVE PLAT, according to the Plat thereof recorded in the Office of the Clerk of the Circuit Court of St. Lucie County, Florida, in Plat Book 12, Page 50, Public Records of St. Lucie County, Florida.

**Parcel 4: (O. R. Book 1658, Page 1628)**

The following described land, situate, lying and being in ST. LUCIE County, Florida, to wit:

The North 660 feet of the South 1358 feet of Block 1, The Alan Wilson Grove Plat, according to the plat thereof recorded in Plat Book 12, Page 50, public records of St. Lucie County, Florida. LESS AND EXCEPT road rights of way of record.

**Parcel 5: (O. R. Book 1637, Page 2206)**

The following described land, situate, lying and being in ST. LUCIE County, Florida, to wit:

The North 349 feet of the South 698 feet of Block 1, The Alan Wilson Grove Plat, according to the plat thereof recorded in Plat Book 12, Page 50, public records of St. Lucie County, Florida. LESS AND EXCEPT however, any canal and road rights of way of record.

**Parcel 6: (O. R. Book 1666, Page 2809)**

The North 1980 feet of the South 3998 feet of Block 1, ALAN WILSON GROVE PLAT (sometimes and commonly referred to as Allen Wilson Grove Plat) according to the plat thereof recorded in Plat Book 12, Page 50, Public Records of St. Lucie County, Florida; LESS the West five feet thereof.

The above described property may also be described as follows:

**PARCEL 1:**

The North 660 feet of the South 3998 feet of Block 1, ALAN WILSON GROVE PLAT (sometimes and commonly referred to as Allen Wilson Grove Plat), according to the plat thereof recorded in Plat Book 12, Page 50, Public Records of St. Lucie County, Florida; LESS the West five feet thereof.

**PARCEL 2:**

The South 660 feet of the North 1320 feet of the South 3998 feet of Block 1, ALAN WILSON GROVE PLAT (sometimes and commonly referred to as Allen Wilson Grove Plat), according to the plat thereof recorded in Plat Book 12, Page 50, Public Records of St. Lucie County, Florida; LESS the West five feet thereof.

**PARCEL 3:**

The South 660 feet of the North 1980 feet of the South 3998 feet of Block 1, ALAN WILSON GROVE PLAT (sometimes and commonly referred to as Allen Wilson Grove Plat), according to the plat thereof recorded in Plat Book 12, Page 50, Public Records of St. Lucie County, Florida; LESS the West five feet thereof.

LESS & EXCEPTING there from the following described parcel:

The North 1/2 of the South 660 feet of the North 1320 feet of the South 3998 feet of Block 1, ALAN WILSON GROVE PLAT (sometimes and commonly referred to as Allen Wilson Grove Plat), according to the plat thereof recorded in Plat Book 12, Page 50, Public Records of St. Lucie County, Florida; LESS the West five feet thereof.

**Parcel 7: (O. R. Book 1685, Page 2153)**

The following described land, situate, lying and being in St. Lucie County, Florida, to-wit:

The South 330 feet of the North 660 feet of the South 1320 feet to the North 3662 feet of Block 4 of ALAN WILSON GROVES, as per plat thereof on file in Plat Book 12 at Page 50 of the Public Records of St. Lucie County, Florida, (less 5 feet of said described land, heretofore conveyed to the State of Florida for the use and benefit of the State Road Department).

**Parcel 8: (O. R. Book 1652, Page 855)**

Being all of the following parcel numbers I through VII inclusive, located and being in St. Lucie County, to wit:

Parcel No. I:

All of Block One (1), except the South Three Thousand Nine Hundred Ninety-Eight (3998) feet thereof, of the Alan Wilson Groves, in the County of St. Lucie, State of Florida, as per plat recorded in Plat Book 12, Page 50, of the Public Records of St. Lucie County, Florida, and further except the Westerly Five (5) feet thereof.

Parcel No. II:

All of Block Four (4), except the South Three Hundred Thirty (330) feet of the North Three Thousand Two (3002) feet thereof, of the Alan Wilson Groves, in the County of St. Lucie, State of Florida, as per plat thereof recorded in Plat Book 12, Page 50, of the Public Records of St. Lucie County, Florida, and also except the Westerly Five (5) feet thereof.

Parcel No. III:

Tract Four (4), Block Six (6) of the Alan Wilson Groves, in the County of St. Lucie, State of Florida, according to plat recorded in Plat Book 12, Page 50, of the Public Records of St. Lucie County, Florida.

Parcel No. IV:

All of Block Seven (7) of the Alan Wilson Groves, in the County of St. Lucie, State of Florida, as recorded in Plat Book 12, Page 50, of the Public Records of St. Lucie County, Florida.

Parcel No. V:

Tract 1, Block 6, of the Alan Wilson Grove, in the County of St. Lucie, State of Florida, as per plat thereof recorded in Plat Book 12, Page 50, Public Records of St. Lucie County, Florida.

Tract 3, Block 6, of the Alan Wilson Grove, in the County of St. Lucie, State of Florida, as per plat thereof recorded in Plat Book 12, Page 50, Public Records of St. Lucie County, Florida.

All of Block 8, of the Alan Wilson Grove, in the County of St. Lucie, State of Florida, as per plat thereof recorded in Plat Book 12, Page 50, Public Records of St. Lucie County, Florida.

All of Block 9, of the Alan Wilson Grove, in the County of St. Lucie, State of Florida, as per plat thereof recorded in Plat Book 12, Page 50, Public Records of St. Lucie County, Florida.

All of Block 10, of the Alan Wilson Grove, in the County of St. Lucie, State of Florida, as per plat thereof recorded in Plat Book 12, Page 50, Public Records of St. Lucie County, Florida.

All of Block 11, except the West 1664.25 feet thereof, of the Alan Wilson Grove, in the County of St. Lucie, State of Florida, as per plat thereof recorded in Plat Book 12, Page 50, Public Records of St. Lucie County, Florida.

Parcel No. VI:

The South one-half of Section 29, less the East 2,030 feet thereof, Township 37 South, Range 39 East, also described as all of Block 3, Plat of Alan Wilson Groves, according to the plat filed in Plat Book 12, Page 50, Public Records of St. Lucie County, Florida.

Parcel No. VII:

The East ½ of Section 30 and the East ½ of Section 31, Township 37 South, Range 39 East, St. Lucie County, Florida, LESS AND EXCEPTING from said East ½ of Section 31 the right-of-way for South Florida Water Management District Canal C-23 conveyed by Special Warranty Deed from O.L. Peacock, et ux, dated May 21, 1951, recorded in Deed Book 166 at page 168 of the Public Records of St. Lucie County, Florida.

FURTHER LESS AND EXCEPTING that certain parcel conveyed to Florida Power & Light Co. by Warranty Deed dated October 24, 1991 and recorded in Official Records Book 760 at page 2258 of the Public Records of St. Lucie County, Florida, described as a portion of Sections 30 & 31, Township 37 South, Range 39 East, more particularly described as follows:

Begin at the northeast corner of said Section 30, having grid coordinate of X = 673,733.755, Y = 1,054,898.583 based on the NAD 27 Datum of the Florida State Plane Coordinate System, East Zone; then S 00° 16' 41" E, along the east boundary of said Section 30, a distance of 2678.51 feet to the East One-Quarter (E 1/4) corner of said Section; thence S 00° 25' 48" E, along said east boundary, 2728.31 feet to the southeast corner of said Section; thence S 00° 09' 38" E, along the east boundary of said Section 31, a distance of 2696.92 feet to the East One-Quarter (E 1/4) corner of said Section; thence S 00° 06' 40" E, along said east boundary, 2255.08 feet to the north right-of-way line of Canal C-23 (per Deed Book 52, Page 119 and Deed Book 166, Page 168 of the Public Records of St. Lucie County, Florida); thence N 89° 54' 44" W, along said north right-of-way line, 200.00 feet to a point on a line 200.00 feet west of and parallel with said east boundary of Section 31; thence N 00° 06' 40" W, along said parallel line, 2254.30 feet; thence N 00° 09' 38" W, along said parallel line, 2696.36 feet; thence N 00° 25' 48" W, along a line 200.00 feet west of and parallel with said east boundary of section 30, a distance of 2727.84 feet; thence N 00° 16' 41" W, along said parallel line, 2679.78 feet; thence N 00° 08' 20" E, 0.66 feet to a point on the north boundary of said Section 30; thence S 89° 52' 45" E, along said north boundary, 200.00 feet to the POINT OF BEGINNING.

Together with:

A parcel of land lying in the Southeast 1/4 of Section 30, Township 37 South, Range 39 East of St. Lucie County, Florida.

Being more particularly described as follows:

Beginning at the Southwest corner of the Southeast 1/4 of said Section 30; thence run North 00° 06' 11" West along the West line of the Southeast 1/4 of said Section 30, 301.88 feet; thence run South 88° 41' 07" East, 279.85 feet; thence run South 00° 02' 01" West, 298.25 feet to the South line of the Southeast 1/4 of said Section 30; thence run North 89° 25' 40" West along the South line of the Southeast 1/4 of said Section 30, 279.07 feet to the Point of Beginning.

**Parcel 9: (O. R. Book 2052, Page 2389)**

The following described land, situate, lying and being in St. Lucie County, Florida, to-wit:

The N. ½ of the S. 660 feet of the N. 1320 feet of the S. 3998 feet of Block 1, Alan Wilson Grove Plat according to the Plat thereof recorded in Plat Book 12, Page 50 of the Public Records of St. Lucie County, Florida

Less and except from the above described parcels, the property conveyed to the city of Port St. Lucie, a Florida municipal corporation recorded in O. R. Book 2972, Page 774, Public Records of St. Lucie County, Florida.