

**PREPARED BY AND UPON RECORDING**

**PLEASE RETURN TO:**

Nelson Mullins Riley & Scarborough LLP  
1905 NW Corporate Blvd., Suite 310  
Boca Raton, FL 33431  
Attn: Christopher Staller, Esq.

**QUIT CLAIM DEED**

**THIS QUIT CLAIM DEED**, made and executed as of the 13<sup>TH</sup> day of FEBRUARY, 2024, by DEL WEBB AT TRADITION HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC., a Florida not-for-profit corporation ("**Grantor**"), whose mailing address is 500 South Australian Avenue, Suite 700, West Palm Beach, Florida 33401, in favor of PULTE HOME COMPANY, LLC, a Michigan limited liability company, as successor by conversion to PULTE HOME CORPORATION, a Michigan corporation ("**Grantee**"), whose mailing address is 1475 Centrepark Boulevard, Suite 140, West Palm Beach, Florida 33401.

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 Dollars (\$10.00), in hand paid by the said Grantee, the receipt and sufficiency whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, and interest that Grantor has, if any, in and to the property situate, lying and being in St. Lucie County, Florida and described on **Exhibit "A"** attached hereto ("**Property**").

**TO HAVE AND TO HOLD**, the same in fee simple forever.

This conveyance is subject to taxes accruing subsequent to December 31, 2023, and to easements, restrictions, agreements, conditions, limitations, reservations and matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

That certain plat of Del Webb at Tradition Plat No. 2, recorded on Plat Book 83, Pages 1 through 12, inclusive, of the Public Records of St. Lucie County, Florida, was executed by Grantee, and purported to dedicate the Property to Grantor. To the extent Grantor holds any interest in the Property, Grantor hereby executes this instrument for the purpose of reconveying all of its interest in and to the Property, if any, to Grantee.


[SIGNATURE APPEARS ON FOLLOWING PAGE]

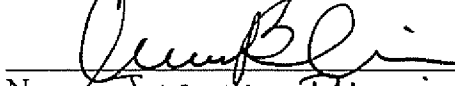
## [SIGNATURE PAGE TO QUIT CLAIM DEED]

IN WITNESS WHEREOF, Grantor has hereunto set its hands and seal the day and year first above written.

Signed, sealed, and delivered  
in the presence of:

## WITNESSES:

  
Name: Garrett Dinsmore  
Address: 507 SE VALANTIA DR  
PSL, FL 34984

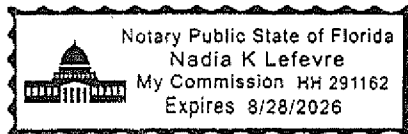
  
Name: Jenessa Blawin  
Address: 1475 Centrepark  
Bldg, WPP, FL 33401

DEL WEBB AT TRADITION HOMEOWNERS  
ASSOCIATION OF ST. LUCIE COUNTY, INC., a  
Florida not-for-profit corporation

By: David Kanarek, HOA President  
Name: David Kanarek, HOA President  
Title: HOA President

STATE OF FLORIDA  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me, by means of ☒ physical presence  
or ☐ online notarization, this 13<sup>th</sup> day of February, 2024, by David Kanarek as  
HOA President of Del Webb at Tradition Homeowners Association of St. Lucie County, Inc.,  
a Florida not-for-profit corporation, who ☒ is personally known to me or ☐ has produced as  
identification.



  
NOTARY PUBLIC

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

## EXHIBIT A

### LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN TRACT L1, DEL WEBB AT TRADITION NO. 2 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGE 1 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PLAT OF DEL WEBB AT TRADITION NO. 2, SAID CORNER BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF COMMUNITY BOULEVARD, A 150 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE, AS RECORDED IN OFFICIAL RECORDS BOOK 3935, PAGE 2995, WITH THE NORTH LINE OF SAID PLAT AND BEING THE NORTH LINE OF SAID TRACT L1 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 7926.97 FEET, THE CHORD OF WHICH BEARS SOUTH 81°31'26" EAST, WITH A CHORD DISTANCE OF 35.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AND SAID NORTH LINE, THROUGH A CENTRAL ANGLE OF 0°15'11", A DISTANCE OF 35.00 FEET; THENCE SOUTH 49°17'04" WEST, A DISTANCE OF 45.75 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID COMMUNITY BOULEVARD; THENCE NORTH 00°05'34" EAST, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 606 SQUARE FEET OR 0.01 ACRES MORE OR LESS.

**NOTE:** THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF SUBJECT PROPERTY OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

**NOTE:** LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND /OR EASEMENTS OF RECORD



Digitally signed  
by Thomas P  
Kiernan  
Date: 2023.09.11  
16:19:52 -04'00'

THOMAS P. KIERNAN  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NO. 6199

SIGNATURE DATE

Sheet 1 of 2



**CULPEPPER &  
TERPENING INC**

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

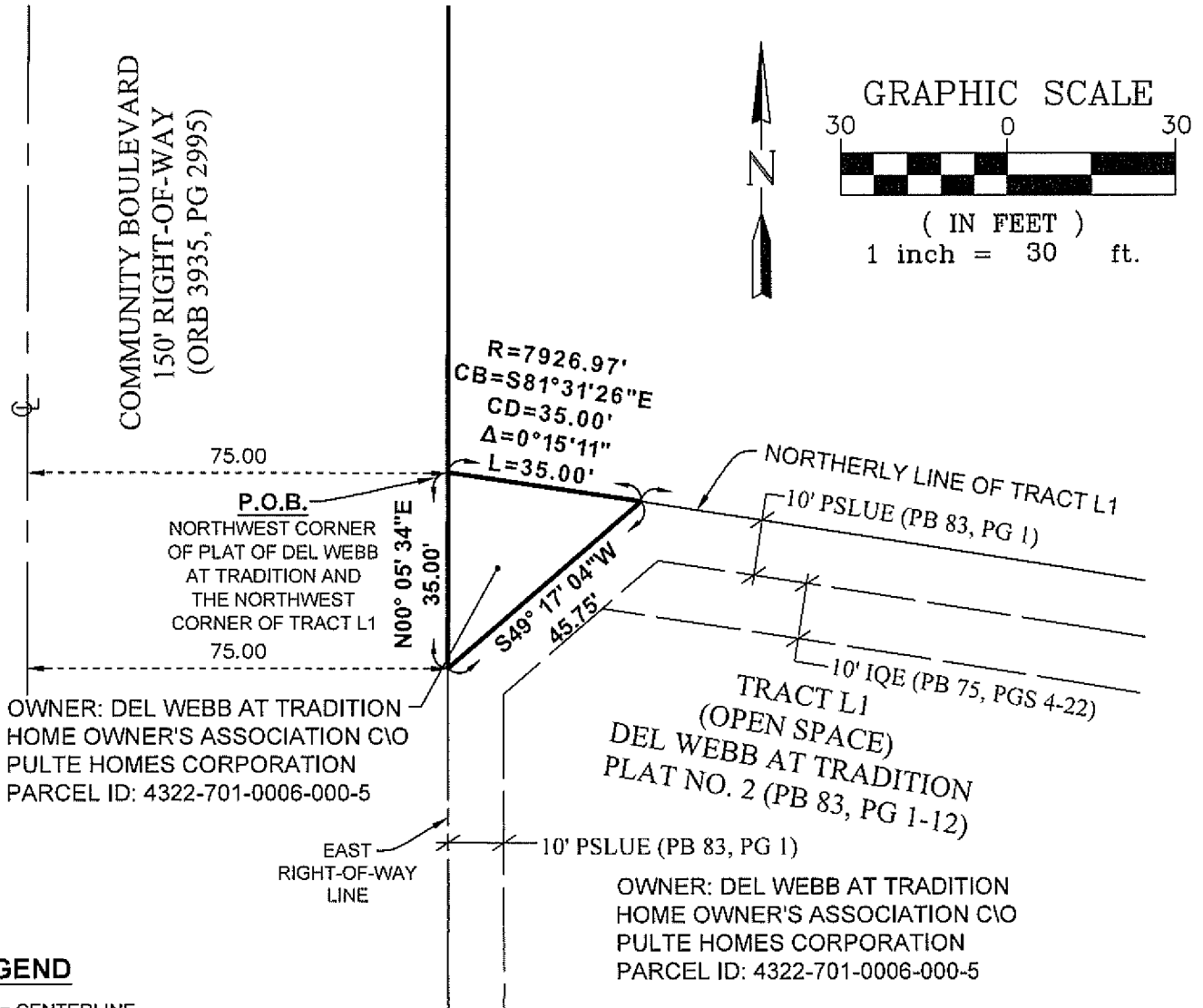
**CORNER CLIP**

**LEGAL DESCRIPTION**

DATE: 9/11/2023	DRAWN JHY
SCALE: NONE	JOB No. 22-083

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

THIS IS NOT A SURVEY

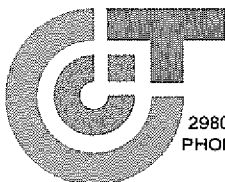


## LEGEND

- CL = CENTERLINE
- Δ = DELTA (CENTRAL ANGLE)
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- HOA = HOME OWNERS ASSOCIATION
- IQE = IRRIGATION QUALITY EASEMENT
- L = ARC LENGTH
- ORB = OFFICIAL RECORDS BOOK
- PID = PARCEL IDENTIFICATION (NUMBER)
- PG = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- PSLUE = PORT ST. LUCIE UTILITY EASEMENT
- R = RADIUS
- WMAE = WATER MANAGEMENT ACCESS EASEMENT

**NOTE:** BEARINGS SHOWN HEREON  
ARE RELATIVE TO THE EAST  
RIGHT-OF-WAY LINE OF COMMUNITY  
BOULEVARD AS DESCRIBED IN  
OFFICIAL RECORDS BOOK 3935, PG  
2995 HAVING A BEARING OF NORTH  
00°05'34" EAST

Sheet 2 of 2



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**CORNER CLIP**

**SKETCH OF DESCRIPTION**

DATE: 9/11/2023	DRAWN: JHY
SCALE: 1"=30'	JOB No. 22-083