

PREPARED BY:

Prepared by:

Eavenson, Fraser & Lunsford, PLLC

631 U.S. Highway One, Suite 310

North Palm Beach, FL 33408-4618

Attn: Bradley B. Eavenson, Esquire

RECORDING RETURN TO:

Ron Cantor, Esquire

631 U.S. Highway One, Suite 310

North Palm Beach, FL 33408-4618

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this ____ of _____, 2024 by 500 STADIUM BUSINESS CENTER LLC, a Florida limited liability company, whose mailing address is 631 U.S. Highway One, Suite 310, North Palm Beach, FL 33408-4618 (the "**Grantor**"), to 500 STADIUM PROPERTY, LLC, a Delaware limited liability company, whose mailing address is 1051 Boston Post Rd., Suite 2R, Darien, CT 06820 (the "**Grantee**"). (Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of TEN AND 00/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in St. Lucie County, Florida, and more particularly described in Exhibit "A" attached hereto (the "**Property**").

TOGETHER, with all of the Grantor's interest in and to all improvements, appurtenances, rights, easements, rights-of-way, tenements and hereditaments incident thereto and all title and interest, if any, of Grantor in and to all strips and gores and any land lying in the bed of any street which is contiguous to the Property.

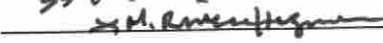
TO HAVE AND TO HOLD, the same unto Grantee in fee simple forever.

AND the Grantor does hereby covenant that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; the Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims and demands of all persons claiming by, and through or under Grantor, but against no others.

[SIGNATURE PAGE TO FOLLOW]

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

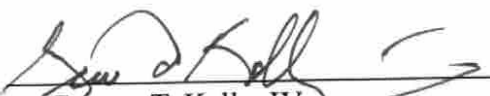
Signed, sealed and delivered in the presence of these 2 witnesses:


Name: Bradley D. Eachus
Address: 631 U.S. Highway One,
Suite 310, North Palm Beach, FL
33408

Name: Maribel Rivera Hagman
Address: 631 U.S. Highway One, Suite 310
North Palm Beach, FL 33408

GRANTOR:

500 STADIUM BUSINESS CENTER LLC,
a Florida limited liability company

By: GPK UNIVERSITY, LLC, a Florida limited liability company
Title: Manager


Name: George T. Kelly, IV
Title: Manager

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of November, 2024, by GEORGE T. KELLY, IV, as Manager of GPK UNIVERSITY, LLC, a Florida limited liability company, Manager of 500 STADIUM BUSINESS CENTER LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification.



Print Name: _____

Notary Public, State of Florida

Commission No.: _____

My commission expires _____

NOTARY SEAL



EXHIBIT "A" TO SPECIAL WARRANTY DEED

(Legal Description – Property)

Lot I-1, Block 4, PARCEL 28, ST. LUCIE WEST, PLAT NUMBER 1, PRIMA VISTA BOULEVARD, according to the map or plat thereof as recorded in Plat Book 26, Pages 8, 8A through 8G, Public Records of St. Lucie County, Florida, LESS and except the Northerly 22.67 feet thereof.