

Record and Return To:
Certified Title
4651 Sheridan St., Suite 200
Hollywood, FL 33021

This instrument prepared by:
Brian C. Hickey, Esquire
Nason, Yeager, Gerson, White & Lioce, P.A.
3001 PGA Blvd., Suite 305
Palm Beach Gardens, FL 33410

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 2nd day of May, 2018, is between PEACOCK UNIVERSITY, LLC, a Florida limited liability company (**Grantor**), whose address is c/o Asset Specialists, Inc., Attn: Thomas R. Gibson, 3710 Buckeye Street, Suite 100, Palm Beach Gardens, Florida 33410, and PSL BUSINESS CENTER PARTNERSHIP, a Florida General Partnership (**Grantee**), whose address is 13280 N.E. 6th Avenue, Office #100, North Miami, FL 33161.

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable considerations, in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, the following described land situate, lying and being in St. Lucie County, Florida (**Land**):

LOT 1, UNIVERSITY PARK, ST. LUCIE WEST PLAT NO. 143, SECOND REPLAT IN PARCEL 21D, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 41, PAGES 29 AND 29A, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining to the Land, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the above granted, bargained and described Land unto said Grantee to Grantee's own proper use, benefit and behoof forever, SUBJECT TO the matters described on attached Schedule 1 (collectively, **Permitted Exceptions**).

AND Grantor, subject to the Permitted Exceptions, hereby covenants that Grantor has good right and lawful authority to sell and convey the above-described Land, and, subject to the Permitted Exceptions, hereby warrants the title to said Land for any acts of Grantor and will defend the title of said land against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

[SIGNATURE ON NEXT PAGE]

SCHEDULE 1
PERMITTED EXCEPTIONS

1. Real estate taxes and assessments (including, without limitation, any property owners association assessments) for 2018 and subsequent years, a lien not yet due and payable.
2. Zoning restrictions, prohibitions and other requirements imposed by governmental authorities.
3. All covenants, restrictions, easements, agreements and other matters of record, none of which being hereby reimposed.
4. All matters that would be disclosed by an accurate inspection/survey of the Land and Improvements.
5. The rights of tenants under unrecorded leases.