

Prepared by:  
Seymour N. Singer, Esq.  
Seymour N. Singer, P.A.  
7401 Wiles Road, Suite 230  
Coral Springs, Florida 33067

Record and return to:  
Seymour N. Singer, Esq.  
Seymour N. Singer, P.A.  
7401 Wiles Road, Suite 230  
Coral Springs, Florida 33067

A portion of Property Appraisers Parcel  
Identification (Folio) Number: 3420-555-0744-000/1

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and delivered on this 24 day of June, 2025, by Greco Park 18, LLC, a Florida limited liability company, whose mailing address is 800 SE 4<sup>th</sup> Ave. Ste 804, Hallandale Beach, FL 33009 (the "Grantor") in favor of the CITY OF PORT ST. LUCIE, a Florida municipal corporation, whose mailing address is 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida 34984 (the "Grantee").

(whenever used herein the terms Grantor and Grantee shall include the heirs, legal representatives and assigns of individuals and the successors and assigns of legal entities, whenever the context so admits or requires)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee the real property situate in St. Lucie County, Florida, described as follows (the "Property"):

SEE SKETCH AND LEGAL DESCRIPTION ATTACHED HERETO  
AND MADE A PART HEREOF BY REFERENCE

#### SUBJECT TO:

1. Taxes and assessments for the year 2025 and all subsequent years not yet due or payable;
2. Easements, restrictions, and all other matters of record (it not being the intent to reimpose same); and
3. Any matter created by or through Grantee.

Grantee's acceptance of title to the Property subject to any condition, restriction, limitation or other matter of record, however, shall not be construed as a waiver by Grantee of its claim of exemption, as a government purchaser, to the enforcement of any such condition, restriction, limitation or other matter of record against Grantee pursuant to *Ryan v. Manalapan*, 414 So.2d 193 (Fla. 1982).

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 GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property to Grantee; that Grantor specially warrants the title to the Property subject to the foregoing matters and will defend the same against the lawful claims of all persons claiming by, through or under Grantor but no others.

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

[SIGNATURE BLOCK ON FOLLOWING PAGE]

Witnesses:

Signature: [Signature]

Print name: Seymour N. Singer

Address: 7401 Wiles Road, Suite 230

Coral Springs, FL 33067

Signature: [Signature]

Print name: Jennifer Hansen

Address: 7401 Wiles Road, Suite 230

Coral Springs, FL 33067

GRANTOR:

GRECO PARK 18 LLC, a Florida limited liability company

By: [Signature]

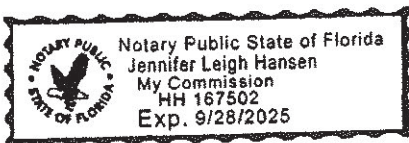
Print Name: FREDDY BOULTON

Title: Manager

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on June 24, 2025, by FREDDY BOULTON, as Manager and on behalf of, GRECO PARK 18 LLC, a Florida limited liability company, who is ☒ personally known to me or ☐ has produced \_\_\_\_\_ as identification.



[Signature]  
Notary Public, State of Florida

SEAL



**NOTE:**

DESCRIPTION NOT  
VALID WITHOUT  
SKETCH.

**THIS IS NOT A SURVEY****DESCRIPTION:**

A PARCEL OF LAND LYING WITHIN LOTS 1 THROUGH 4, BLOCK 1282, PORT ST. LUCIE SECTION TWELVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 55, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 63°08'44" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF PORT ST. LUCIE BOULEVARD (A 100.00 FOOT WIDE RIGHT-OF-WAY) A DISTANCE OF 13.95 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 63°08'44" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 162.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1050.00 FEET, A CENTRAL ANGLE OF 06°59'27" AND AN ARC DISTANCE OF 128.11 FEET TO THE POINT ON AN ARC OF REVERSE CURVATURE CONCAVE TO THE NORTH; THENCE WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 96°59'27" AND AN ARC DISTANCE OF 42.32 FEET; THENCE NORTH 26°51'16" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF GRECO LANE (A 60.00 FOOT WIDE RIGHT-OF-WAY) A DISTANCE OF 12.09 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTH; A RADIAL TO SAID POINT BEARS SOUTH 63°08'44" WEST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 96°54'48" AND AN ARC DISTANCE OF 42.29 FEET TO POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1062.00, A CENTRAL ANGLE OF 06°54'49" AND AN ARC DISTANCE OF 128.15 FEET; THENCE NORTH 63°08'44" EAST, A DISTANCE OF 100.67 FEET; THENCE NORTH 74°10'52" EAST, A DISTANCE OF 62.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,453.68 SQUARE FEET (0.079 ACRES), MORE OR LESS

**Michael T Owen**

Digitally signed by Michael T Owen

Date: 2024.01.18 13:50:16 -05'00'

MICHAEL T. OWEN  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION #5556

SIGNATURE DATE

**SKETCH & DESCRIPTION OF:  
R/W DEDICATION**

PREPARED FOR:

**B&B CAPITAL**

PORT SAINT LUCIE OFFICE  
10250 SW VILLAGE PARKWAY  
SUITE 201  
PORT SAINT LUCIE, FL 34987  
☎ 772-462-2455  
🌐 www.edc-inc.com



**ENGINEERS & SURVEYORS  
ENVIRONMENTAL**  
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935  
L.B. CERTIFICATE OF AUTHORIZATION 8098

REVISIONS

DATE: 01/18/2024 - RREVISE DESCRIPTION - AV

PROJ. #: 22-370 DATE: 8/16/2023 DRAWN BY: AV CHECKED BY: MTD SCALE: 1"=50' CAD FILE: 22-370 Right of way dedication easement.dwg  
Z:\EDC-2022\22-370 - B&B Capital - 2491 Greco PSL\SURVEY\DWG - PDF\SURVEY\SURVEY\Rway dedication easement\22-370 Right of way dedication  
easement.dwg, 1/18/2024 11:27 AM

**SHEET  
1 OF 2**

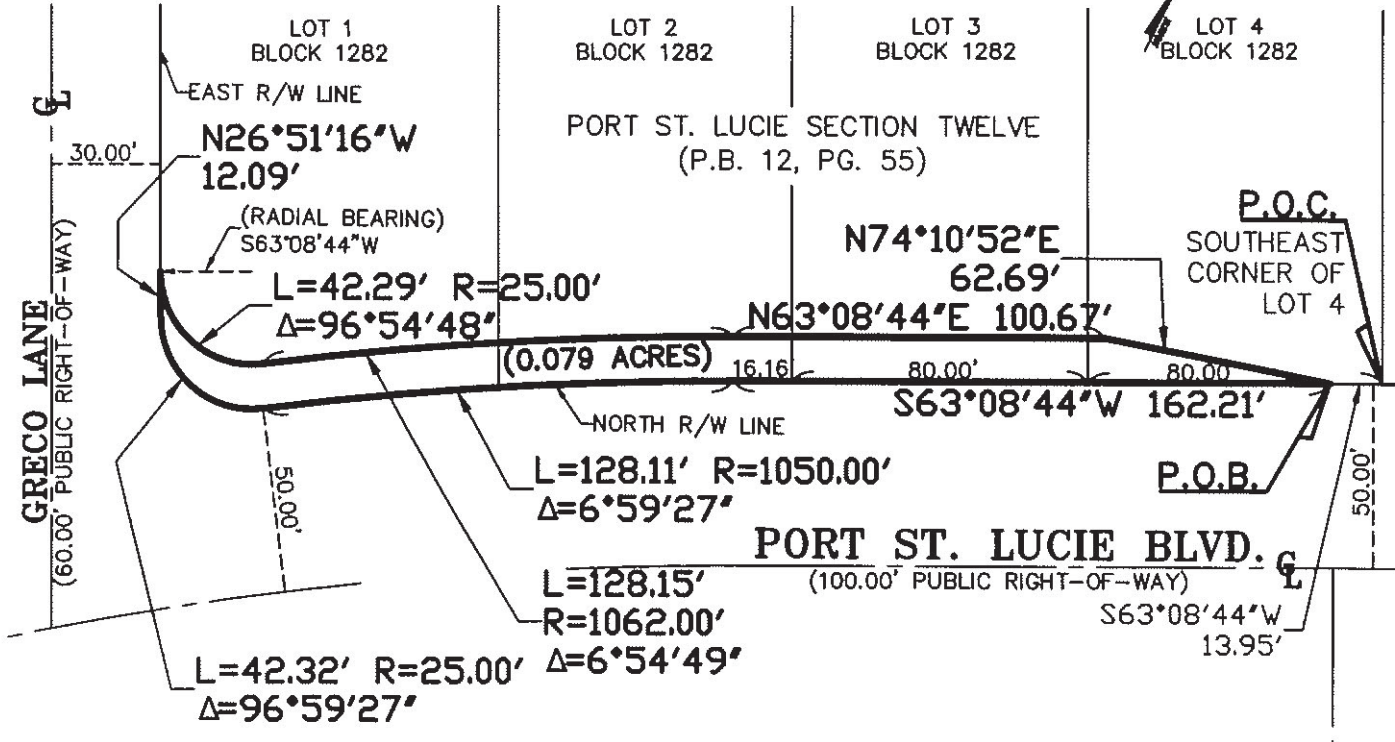
# THIS IS NOT A SURVEY

INTENDED DISPLAY SCALE

0 50  
Scale in feet  
1 Inch = 50 Feet

## ABBREVIATION LEGEND

P.O.C. POINT OF COMMENCEMENT  
P.O.B. POINT OF BEGINNING  
P.O.T. POINT OF TERMINUS  
O.R.B. OFFICIAL RECORD BOOK  
P.B. PLAT BOOK  
PG. PAGE  
R/W RIGHT OF WAY  
CL CENTER LINE  
S/D SUBDIVISION  
NR NOT RADIAL



## NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH RIGHT-OF-WAY LINE OF PORT ST. LUCIE BOULEVARD AND BASED ON THE LINE LABELED HEREON AS (BEARING BASIS), ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. THIS SKETCH AND DESCRIPTION IS FOR THE EXCLUSIVE PURPOSE OF DESCRIBING THE PARCEL OR STRIP OF LAND SHOWN AND IS NOT A BOUNDARY SURVEY.

## SKETCH & DESCRIPTION OF: R/W DEDICATION

PREPARED FOR:

**B&B CAPITAL**

PORT SAINT LUCIE OFFICE  
10250 SW VILLAGE PARKWAY  
SUITE 201  
PORT SAINT LUCIE, FL 34987  
772-482-2455  
www.edc-inc.com



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## REVISIONS

DATE: 01/18/2024 - REVISE DESCRIPTION - AV

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SHEET  
2 OF 2