

This Instrument Prepared by:

Courtney Ellert  
Del Toro Law  
514 South Colorado Avenue  
Stuart, FL 34994

After Recording Return to:

Midway Specialty Care Center Inc.  
3255 South US Highway 1  
Fort Pierce, FL 34982

Parcel Identification Number:

3420-660-3413-000-6

---

(Space Above This Line For Recording Data)

Special Warranty Deed

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of this **21st day of November, 2025** between **Creative Realty Management Inc., a Florida Corporation**, whose mailing address is **PO BOX 8135, Port St. Lucie, FL 34953** ("**Grantor**") to, **Midway Specialty Care Center Inc., a Florida Corporation**, whose mailing address is **3255 South US Highway 1, Fort Pierce, FL 34982** ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situated in **St. Lucie** County, Florida and fully described as follows:

Lot 1, Section 33 in Block 2320, PORT ST. LUCIE according to the plat thereof as recorded in Plat Book 15, Page 1, 1A-1V, of Public Records of Saint Lucie County, Florida.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

Signed, sealed and delivered in our presence:

*[Handwritten Signature]*

Witness

Printed Name: Frederick Couri  
P.O. Address: 756 SW Mangrove rd  
Port St Lucie, FL, 34953

Creative Realty Management Inc., a Florida Corporation

By: Louise Pine Flanzbaum Pres  
Louise Pine-Flanzbaum, President

*[Handwritten Signature]*

Witness

Printed Name: Elicar fernandez  
P.O. Address: 4009 N UNIVERSITY DR  
APT 6209, SUNRAISE, FL, 33351

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 19th day of November, 2025, by Louise Pine-Flanzbaum, President of Creative Realty Management Inc., a FL Corporation, on behalf of the corporation,  who is/are personally known to me or  who has/have produced Florida ID as identification.

*[Handwritten Signature]*

Signature of Notary Public

Frederick Couri  
Print, Type/Stamp Name of Notary

