

THIS INSTRUMENT PREPARED BY  
AND RETURN TO:

Parcel ID Number:

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### SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED dated this 15<sup>th</sup> day of October, 2021, by 10 CW PROPERTIES, L.P., a New Jersey limited partnership, whose mailing address is One Princeton Drive, Montvale, NJ ("Grantor") to CITY OF PORT ST. LUCIE, FLORIDA, a Florida municipal corporation, whose mailing address is 121 S.W. Port St. Lucie Blvd., Port St. Lucie, Florida 34984-5099 ("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 corporations, wherever the context so admits or requires)

**WITNESSETH**, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained, and sold to said Grantee's successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie, State of Florida, to wit:

See Exhibit "A" attached hereto and made a part hereof (the "**Property**")

SUBJECT TO: (a) taxes and assessments for the year 2021 and subsequent years not yet due or payable; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority, including, but not limited to, all applicable building, zoning, land use and environmental ordinances and regulations; (c) conditions, restrictions, limitations, easements and other matters of record, if any, but this reference shall not operate to re-impose any of the same; (d) rights of any parties in possession of the Property, if any; (e) matters which would be disclosed by an accurate survey of the Property.

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 tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.


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

AND GRANTOR for the Property, 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, and its corporate seal to be hereunto affixed, by its property officers thereunto duly authorized the day and year first above written.

Signed, sealed and delivered in the presence of:

10 CW PROPERTIES, L.P., a New Jersey limited partnership



Witness 1 Signature


Irene C. VanDentHeuvel

Witness 1 Print Name



By: Mark Schaeuitz

Its: Authorized Signatory



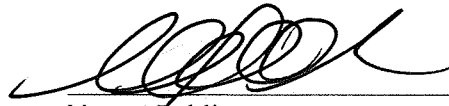
Witness 2 Signature

Matthew C. Lamstein

Witness 2 Print Name

STATE OF ~~FLORIDA~~ NEW YORK )  
COUNTY OF ~~PALM BEACH~~ )  
SUNNY

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on this 15<sup>th</sup> day of October, 2021, by Mark Schaeuitz of 10 CW PROPERTIES, L.P. a New Jersey limited partnership, on behalf of the partnership. He is personally known to me or has produced \_\_\_\_\_ as identification.



Notary Public

Typed, printed or stamped name of Notary Public

My Commission Expires:

MATTHEW C. LAMSTEIN  
Notary Public, State of New York  
No. 02LA6130967  
Qualified in Nassau County  
Commission Expires July 25, 2025

**EXHIBIT "A"**

*(Attached)*

**Exhibit A**

Prepared under the direction of:  
J.M. Joiner, Turnpike Surveyor  
DATE: May 12, 2017

PARCEL NO.: 100 & 700  
F.P.I.D. NO.: 439153  
STATE ROAD NO.: 91  
COUNTY: ST. LUCIE

**RIGHT OF WAY  
PARCEL 100**

A portion of Lot 1, St. Lucie Joint Venture Subdivision, as recorded in Plat Book 35, Pages 18 through 18A of the Public Records of St. Lucie County, Florida, lying in Section 8, Township 37 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

**COMMENCE** at the Southeast corner of said Lot 1, St. Lucie Venture Subdivision, lying on the existing Northerly right of way line of Essex Drive, as shown on said plat, being a point on a non-tangent curve to the left, having a radius of 2,635.60 feet and a chord bearing and distance of South 80°30'03" West 243.85 feet; thence Southwesterly along said existing Northerly right of way line of Essex Drive, and the arc of said curve, passing through a central angle of 05°18'11" for a distance of 243.94 feet to the point of reverse curvature of a curve to the right, having a radius of 25.00 feet and a chord bearing and distance of North 64°30'42" West 30.53 feet; thence Northwesterly along said existing Northerly right of way line of Essex Drive and the arc of said curve, passing through a central angle of 75°16'41" for a distance of 32.85 feet to the point of tangency of said curve, lying on the existing Easterly right of way line of Bayshore Boulevard, as shown on Right of Way Map Section 97940-(2300)2334, Sheet 5; thence North 26°52'22" West along said existing Easterly right of way line of Bayshore Boulevard, a distance of 27.70 feet to the **POINT OF BEGINNING**; thence continue North 26°52'22" West, along said existing Easterly right of way line, a distance of 81.76 feet to a point on a non-tangent curve to the right, having a radius of 2,760.60 feet and a chord bearing and distance of North 76°48'01" East 2.92 feet; thence Northeasterly along said existing Easterly right of way line, and the arc of said curve, passing through a central angle of 00°03'38" for a distance of 2.92 feet to a point on said curve; thence departing said existing Easterly right of way line, run South 24°52'07" East, a distance of 81.12 feet to the **POINT OF BEGINNING**.

Containing 116 square feet, more or less.