

THIS INSTRUMENT PREPARED BY AND RETURN TO:

**Steven B. Greenfield PA**  
Steven B. Greenfield, PA  
7000 W. Palmetto Park Road, Suite 402  
Boca Raton, FL 33433

Property Appraisers Parcel Identification (Folio) Numbers: **2419-122-0002-000/1**

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS SPECIAL WARRANTY DEED**, made the 30 day of **January, 2006** by **2890, Inc, a Florida corporation**, whose post office address is **3300 N. 29 Avenue, Hollywood, FL 33020**, herein called the Grantor, to **Prime Homes at Portofino Landings, Ltd., a Florida limited partnership**, whose post office address is **21218 St. Andrews Blvd, Suite 510, Boca Raton, Florida 33433**, hereinafter called the Grantee:  
*(Wherever 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'S (\$10.00)** Dollars 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, State of Florida**, viz.:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

**Subject to easements, restrictions and reservations of record and to taxes for the year 2006 and thereafter.**

**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**, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor, but not otherwise, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2006, and matters shown of record.

**IN WITNESS WHEREOF**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature



Witness #1 Printed Name

Cara J. Laudanno  
Witness #2 Signature

CARA J. LAUDANNO  
Witness #2 Printed Name

**STATE OF FLORIDA**  
**COUNTY OF DADE BEACH**

The foregoing instrument was acknowledged before me this 30 day of January, 2006 by Bennett David, President of 2890, Inc, a Florida corporation on behalf of the corporation. He is personally known to me or has produced Diana's License as identification.

**SEAL**



**Cara J. Laudanno**  
Commission # DP058979  
Expires OCT. 08, 2008  
Bonded, True  
Alacraft Bonding Co., Inc.

My Commission Expires:

  
Notary Signature

CARA J. LAUDANNO  
Printed Notary Signature

EXHIBIT "A"

A parcel of land lying in Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 19, thence N01°20'45"E along the East line of Section 18, Township 35 South Range 40 East, a distance of 357.81 feet to the point of intersection with the Northerly right-of-way line of Okeechobee Road (AKA S.R. 70); thence S52°29'55"W along said northerly right-of-way line a distance of 2102.04 feet to the POINT OF BEGINNING of the following described parcel:

Thence S55°45'47"W a distance of 210.34 feet; thence S52°29'33"W a distance of 71.28 feet; thence N37°30'27"W a distance of 73.78 feet; thence N37°30'05"W a distance of 114.06 feet; thence S52°29'55"W a distance of 175.00 feet; thence S37°30'05"E a distance of 188.00 feet; thence S52°29'55"W a distance of 50.00 feet; thence N37°30'05"W a distance of 188.00 feet; thence S52°29'55"W a distance of 710.00 feet; thence S37°30'05"W a distance of 29.99 feet; thence N52°29'51"E a distance of 719.99 feet; thence N37°30'09"W a distance of 480.50 feet; thence S52°29'51"W a distance of 715.50 feet to the intersection with a non tangent curve concave to the east, having a radius of 595.00 feet, the chord of which bears N09°53'33"W; thence northerly along the arc of said curve, a distance of 310.31 feet through a central angle of 29°52'53"; thence N84°57'07"W a distance of 60.00 feet to the intersection with a non tangent curve concave to the east, having a radius of 655.00 feet, the chord of which bears S00°51'40"E; thence southerly along the arc of said curve, a distance of 135.10 feet through a central angle of 11°49'05"; thence S89°21'58"W a distance of 391.21 feet; thence N82°29'17"W a distance of 53.44 feet; thence N05°25'09"E a distance of 509.05 feet; thence S89°01'36"W a distance of 313.99 feet; thence N45°38'03"W a distance of 28.13 feet; thence N00°38'03"W a distance of 295.00 feet; thence N89°01'36"E a distance of 1,288.03 feet; thence N89°04'21"E a distance of 552.73 feet; thence S24°04'49"E a distance of 10.28 feet; thence S13°01'22"E a distance of 469.48 feet to the beginning of a curve concave to the northeast having a radius of 443.72 feet; thence southeasterly along the arc of said curve a distance of 270.83 feet through a central angle of 34°58'16"; thence S47°59'38"E a distance of 11.05 feet; thence S44°53'31"E a distance of 203.42 feet to the POINT OF BEGINNING.

Containing 34.763 acres, more or less.

Subject to an road easement known as Parcel G, as described in O.R. Book 874, Page 801, public records of St. Lucie County, Florida, and being described as follows:

Commence at the Northeast corner of said Section 19, thence N01°28'11"E along the East line of Section 18, Township 35 South, Range 40 East, a distance of 358.41 feet to the point of intersection with the Northerly right-of-way line of Okeechobee Road (AKA S.R. 70); thence S52°39'19"W a distance of 3,318.32 feet to the POINT OF BEGINNING.

Thence continuing along said Northerly right-of-way line S52°39'19"W a distance of 80.00 feet to a point; thence N37°20'41"W a distance of 350.00 feet to a point; thence N52°39'19"E a distance of 10.00 feet; thence N37°20'41"W a distance of 230.00 feet to a point of curvature, said curve being concave to the Southeast, having a radius of 655.00 feet, through a central angle of 42°32'58"; thence in a clockwise direction along the arc of said curve a distance of 486.42 feet to a point of compound curve said curve being concave to the Southeast, having a radius of 2103.43 feet, through a central angle of 14°32'43"; thence in a clockwise direction along the arc of said curve a distance of 513.98 feet to the point of tangency; thence N19°45'00"E a distance of 188.69 feet to a point on the South right-of-way line of Canal No. 37; thence N39°11'35"E, along said Southerly right-of-way line, a distance of 64.08 feet to a point; thence S19°45'00"W a distance of 211.19 feet to a point of curvature, said curve being concave to the Southeast having a radius of 2043.43, through a central angle of 14°32'43"; thence in a counter-clockwise direction along the arc of said curve a distance of 518.75 feet to a point of compound curve said curve being concave to the Southeast, having a radius of 595.00 feet, through a central angle of 42°32'58"; thence in a clockwise direction along the arc of said curve a distance of 441.86 feet to a point of tangency; thence S37°20'41"E a distance of 230.00 feet to a point; thence N52°39'19"E a distance of 10.00 feet to a point; thence S37°20'41"E a distance of 350.00 feet to the POINT OF BEGINNING.

STATE OF FLORIDA  
ST. LUCIE COUNTY  
THIS TO CERTIFY THAT THIS IS A  
TRUE AND CORRECT COPY OF THE  
ORIGINAL.

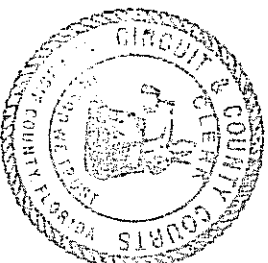
EDWIN M. FRY, JR., CLERK

By: *Edwin M. Fry, Jr.*

Deputy Clerk

Date: \_\_\_\_\_

*Edwin M. Fry, Jr.*



*[Handwritten signature]*