

This instrument prepared by:
LEONARD E. ZEDECK, ESQ.
8870 W. OAKLAND PARK BOULEVARD
SUNRISE, FL 33351

FOLIO NO. 3403-502-0292-000-0

SPECIAL WARRANTY DEED

Record & Return To:
HARVEY K. MATTEL, ESQ.
Eighth Floor
633 South Federal Highway
P.O. Box 14723
Ft. Lauderdale, Florida 33302-4723
(954) 763-5695

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THIS SPECIAL WARRANTY DEED is made the 23 day of October, 2017, by
WELLS FARGO BANK, N.A., a Florida banking corporation, party of the first part, whose post office
address is: 8850 W. Oakland Park Boulevard, Sunrise, FL 33351, hereinafter called the Grantor,
SAWS FORT PIERCE, LLC, a Florida limited liability company, party of the second part,
whose post office address is: 315 N. Federal Highway, Hollywood, FL 33020, hereinafter called the
Grantee:

WITNESSETH:

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases and conveys and confirms unto the Grantee all that certain land situated in Broward County, Florida, being more particularly described as follows, together with all improvement located on such land (such land and improvements collectively referred to as the "Property"):

The South half of Lot 227, of White City Subdivision, in section 10, Township 36 South, Range 40 East, according to the Plat thereof, as recorded in Plat Book 1, Page 23, Public Records of St. Lucie County, Florida, less and except the right of way of U. S. Highway No. 1 and canal.

Less and except the South 150 feet of Lot 227, of White City Subdivision, in section 10, Township 36 South, Range 40 East, according to the Plat thereof, as recorded in Plat Book 1, Page 23, Public Records of St. Lucie County, Florida, less and except the right of way of U. S. Highway No. 1 and canal.

Subject to easements, restrictions and reservations of record and to taxes for the year 2017 and subsequent years.

Subject to conditions, restrictions, limitations, easements, zoning ordinances and reservations of record, said reference shall not reimpose same.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AN TO HOLD, the same in fee simple forever.

AND except as noted above, Grantor hereby specially warrants title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but not otherwise.

