

This instrument prepared by:
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Fox McCluskey Bush Robison, PLLC
3461 SE Willoughby Blvd.
Stuart, Florida 34994
File Number: CI57S05

Parcel I.D. No. 2409-513-0010-000-9
Consideration: \$13,100.00

QUIT-CLAIM DEED

(THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION)

THIS QUIT-CLAIM DEED is executed this 29th day of March, 2022, by the **CITY OF FORT PIERCE**, a Florida municipal corporation, having an address of 100 N. U.S. Highway 1, Fort Pierce, Florida 34950 ("**Grantor**"), to **BRENDA V. SMITH AND JOHN D. BESS, as Joint Tenants with Right of Survivorship** (collectively "**Grantee**"), having an address of 5525 16th Street, NW, Washington, DC 20011.

WITNESSETH:

For and in consideration of the sum of ten dollars (\$10.00) paid by Grantee to Grantor, and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, Grantor does hereby remise, release, and quitclaim unto the said Grantee, all that certain piece, parcel or tract of land lying and being in the County of St. Lucie, State of Florida, more particularly described as follows:

SEE ATTACHED EXHIBIT A (the "Property").

NOTWITHSTANDING THE FOREGOING, pursuant to that certain City of Fort Pierce Bid No. 2021-025, by and between Grantor and Grantee (a copy of which is on file with the City Clerk), if Grantee fails to commence the improvements as described therein in compliance with the Code of Ordinances of the City of Fort Pierce within twenty-four (24) months from the date hereof, then Grantor, its successors and assigns, shall have the right to re-enter the Property and, upon exercise of such re-entry, all right, title and interest of Grantee in the above-described Property shall cease and revert immediately to Grantor, its successors and assigns.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or in equity, to the only proper use, benefit and behoof of the said Grantee forever; subject to reservations, easements, covenants, restrictions, and limitations of record and all existing public utilities, encroachments, ways, and servitudes howsoever

created.

THIS QUIT-CLAIM DEED is subject to all matters and encumbrances of public records, including but not limited to easements and other interests of the Grantor or other third parties which may touch and concern the Property.

AND Grantor hereby releases all right, title, and interest in and to all the phosphate, minerals, metals, and petroleum that are or may be in, on, or under the said Property, and Grantor hereby releases all privileges and rights of entry and all privileges which Grantor may have to mine and develop the same under Section 270.11, Florida Statutes.

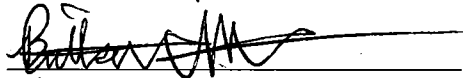
IN WITNESS WHEREOF, Grantor has caused these presents to be signed in its name by its undersigned, all in pursuance of due and lawful authority, as of the day and year first above written.

Signed, sealed and delivered in the presence of:

CITY OF FORT PIERCE,
a Florida municipal corporation



Print: Latoya Ransom



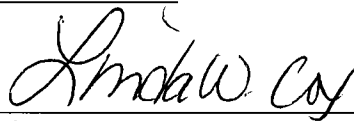
Print: Brittany Meredith

By: Linda Hudson
Name: Linda Hudson
Title: Mayor

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29th day of March, 2022, by Linda Hudson, as Mayor of the City of Fort Pierce, Florida, who is personally known to me or has produced _____ as identification.

[NOTARY SEAL]



Print Name: _____
Notary Public, State of Florida
My Commission Expires:



LINDA W. COX
Notary Public
State of Florida
Comm# HM167003
Expires 9/9/2025

EXHIBIT A
(The Property)

Lot 2, Block 3, Fairmaur, according to the plat thereof, as recorded in Plat Book 3, Page 49, of the Public Records of St. Lucie County, Florida