

**THIS INSTRUMENT PREPARED BY AND AFTER  
RECORDING SHOULD BE RETURNED TO:**

JORDAN J. HOROWITZ, ESQ.  
SHUFFIELD, LOWMAN & WILSON, P.A.  
1000 LEGION PLACE, SUITE 1700  
ORLANDO, FL 32801  
407-581-9800

**Parcel I.D. No.:** 2427-433-0001-000-4

**Parcel I.D. No.:** 2427-433-0002-000-1

**SPECIAL WARRANTY DEED**

**THIS INDENTURE**, executed the 29<sup>th</sup> day of December, 2021, by **DICKSON COMMERCE CENTER, LLC**, a Florida limited liability company ("**Grantor**"), having an address of 22532 Caravelle Circle, Boca Raton, Florida 33433, in favor of **SK SAVANNAH LAKES LLC**, a Delaware limited liability company ("**Grantee**"), having an address of 14025 Riveredge Drive, Suite 175, Tampa, FL 33675.

**WITNESSETH:**

Grantor, in consideration of the premises and the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to Grantee, and Grantee's successors and assigns forever, that certain real property situate in St. Lucie County, Florida, more particularly described as follows:

SEE **EXHIBIT "A"** ATTACHED HERETO (the "**Property**").


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 party, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.


And Grantor covenants with Grantee that at the time of the delivery of this Deed, except as limited by the next sentence, the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good, right and lawful authority to sell and convey the Property, and the Property is free from all encumbrances, and that Grantor hereby specially warrants the title to the Property and will defend it against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise. The Property is being conveyed to Grantee subject only to those permitted exceptions listed in **Exhibit "B"** attached to this Special Warranty Deed. The Parties do not intend by the foregoing reference to reimpose any of the documents affecting title to the Property.

[Signature Page Follows]

IN WITNESS WHEREOF, the undersigned has set his hand and seal on behalf of Grantor on the day and year first above written.

Signed, sealed and delivered in the presence of:


  
Print Name: ALAN I. ARMOUR

  
Print Name: CORAL R. ST. PIERRE

**GRANTOR:**

**DICKSON COMMERCE CENTER, LLC,**  
a Florida limited liability company

By: **DICKSON CENTER, INC.,**  
a Florida corporation,  
its Manager

By:  (SEAL)  
Brian Horowitz, its President

Date: 12/21/2021

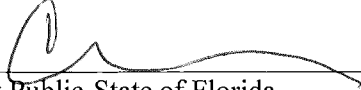
STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

This Special Warranty Deed was acknowledged before me by means of  physical presence or  online notarization this 21 day of December, 2021, by Brian Horowitz, the President of **DICKSON CENTER, INC.**, a Florida corporation, the Manager of **DICKSON COMMERCE CENTER, LLC**, a Florida limited liability company, on behalf of the corporation and company. He  is personally known to me or  has produced \_\_\_\_\_ as identification.

(Notary Seal)



CORAL R. ST. PIERRE  
Commission # GG 144673  
Expires January 4, 2022  
Bonded Thru Budget Notary Services

  
Notary Public-State of Florida  
Print Name: \_\_\_\_\_  
My Commission No: \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

**Exhibit "A" to Special Warranty Deed**

**Legal Description of the Property**

That part of the South 275.00 feet of the SW 1/4 of the SE 1/4 of Section 27, Township 35 South, Range 40 East, lying East of U.S. Highway No. 1, less the North 25.00 feet and the East 15.00 feet for Right-Of-Way, all lying and being in St. Lucie County, Florida.

**Exhibit "B" to Special Warranty Deed**

**Permitted Exceptions**

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.
2. Unrecorded right of way(s) granted Florida Power & Light Company as set forth in Warranty Deed(s) recorded in Deed Book 110, Page 67 and Deed Book 110, Page 162 of the Public Records of St. Lucie County, Florida.
3. The following matters disclosed by survey prepared by Culpepper & Terpening, Inc., under Job No. 21-054, dated November 18, 2021:
  - a) Encroachment of Over Head Utility Lines across Northwest portion of subject land.
  - b) Encroachment of road right of way(s) at Northwest corner of subject land.

Prepared by and return to:

Automated Land Title Company  
1615 Forum Place, Suite 3A  
West Palm Beach, FL 33401  
(561) 478-5000  
File Number: Z-4737  
Will Call No.:

[Space Above This Line For Recording Data]

## Special Warranty Deed

**This Special Warranty Deed** made this 21st day of March, 2022 between Karma Capital Investments LP, a Florida Partnership whose post office address is 4512 N Flagler Drive, #206, West Palm Beach, FL 33407, grantor, and SK Savannah Lakes LLC, a Delaware Limited Liability Company whose post office address is 14025 Riveredge Drive, Suite 175, Tampa, Florida 33637, grantee:

(Whenever 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, trusts and trustees)

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

A parcel of land lying in Section 26, 27, 34, and 35, Township 35 South, Range 40 East, St. Lucie County, Florida being more particularly described as follows: From the Northwest corner of the East 1/2 of the Southeast 1/4 of said Section 27, run South 89°15' 56" East, 130 feet; thence run South 2°4' 47" West parallel to the West line of the East 1/2 of the Southeast 1/4 of Section 27; 2,276.62 feet to the Point of Beginning; thence continue South 2°4' 47" West, 373.59 feet to the South line of said Section 27; thence run South 0° 35' 43" West in Section 34, 1,500.94 feet; thence run South 89 °27' 30" East; 1,206.73 feet to the East line of said Section 34; thence continue South 89°27' 30" East into Section 35, 175 feet; thence run South 0°28' West, 80 feet; thence run South 89°27' 30" East, 1,369.20 feet to the West line of the property owned by the City of Fort Pierce; thence run North 0° 40' East along said City property line, 1,580.6 feet to the North line of said Section 35; thence continue North 0°40' East into Section 26, 364.16 feet; thence run North 89°15' 56" West , a distance of 2,743.75 feet to the Point of Beginning.

Parcel Identification Number: 2426-333-0015-000/5

**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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Helena Goulas

Witness

Printed Name: HELENA GOULAS

Shantel Crayton

Witness

Printed Name: Shantel Crayton

**Karma Capital Investments LP, a Florida Partnership**

By:

Mustafa E. Altinok

Mustafa E. Altinok, President

State of Florida  
County of Palm Beach

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21st day of March, 2022 by Mustafa E. Altinok, President of Karma Capital Investments LP who  is personally known or  has produced a driver's license as identification.

[Seal]

Shantel Crayton

Notary Public

Print Name: \_\_\_\_\_

My Commission Expires \_\_\_\_\_



**SHANTEL CRAYTON**  
Commission # GG 360372  
Expires July 29, 2023  
Bonded thru Budget Notary Services

Prepared by and return to:

**Automated Land Title Company**  
**Mary Beth Renstrom**  
**1615 Forum Place, Suite 3A**  
**West Palm Beach, FL 33401**  
**(561) 478-5000**  
File Number: **Z-4737**

**This Corrective Special Warranty Deed is being given to correct the State listed in the name of the Grantee Limited Liability Company, as referenced in that prior Special Warranty Deed recorded on March 24, 2022, in Official Records Book 4796, Page 2408, of the Public Records of St. Lucie County, Florida.**

[Space Above This Line For Recording Data]

## **CORRECTIVE Special Warranty Deed**

**This Special Warranty Deed** made this 30 day of **September, 2022** between **Karma Capital Investments LP, a Florida Partnership** whose post office address is **4512 N Flagler Drive, #206, West Palm Beach, FL 33407**, grantor, and **SK Savannah Lakes LLC, a Delaware Limited Liability Company** whose post office address is **14025 Riveredge Drive, Suite 175, Tampa, Florida 33637**, grantee:

(Whenever 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, trusts and trustees)

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

**Parcel 2**

**The North 1/2 of the North 1/2 of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida, less right of way for U.S. Highway One.**

**Parcel Identification Number: 2434-121-0001-000/8**

**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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Karma Capital Investments LP, a Florida Partnership

Mary E. Renstrom  
Witness  
Printed Name: Mary E. Renstrom

By: [Signature]  
Mustafa E. Altinok, President

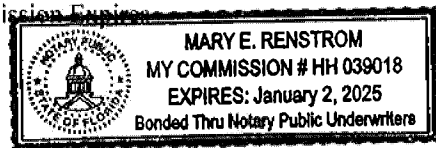
Heleni Goulas  
Witness  
Printed Name: Heleni Goulas

State of Florida  
County of Palm Beach

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 30 day of September, 2022 by Mustafa E. Altinok, President of Karma Capital Investments LP who  is personally known or  has produced a driver's license as identification.

[Seal]

Mary E. Renstrom  
Notary Public  
Print Name:  
My Commission Expires:



Prepared by and return to:

Automated Land Title Company  
1615 Forum Place, Suite 3A  
West Palm Beach, FL 33401  
(561) 478-5000  
File Number: Z-4737  
Will Call No.:

[Space Above This Line For Recording Data]

## Special Warranty Deed

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(Whenever 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, trusts and trustees)

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

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**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Helena Goulas

Witness

Printed Name: HELENA GOULAS

Shantel Crayton

Witness

Printed Name: Shantel Crayton

**Karma Capital Investments LP, a Florida Partnership**

By: [Signature]

Mustafa E. Altinok, President

State of Florida  
County of Palm Beach

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21st day of March, 2022 by Mustafa E. Altinok, President of Karma Capital Investments LP who  is personally known or  has produced a driver's license as identification.

[Seal]

[Signature]

Notary Public

Print Name: \_\_\_\_\_

My Commission Expires \_\_\_\_\_



**SHANTEL CRAYTON**  
Commission # GG 360372  
Expires July 29, 2023  
Bonded thru Budget Notary Services