

This instrument prepared by:
Sara Hedges, City Attorney
City of Fort Pierce
100 N. U.S. 1
Fort Pierce, FL 34950

Parcel I.D. No.: 2404-710-0067-000-3
Consideration: \$5,000.00

QUIT-CLAIM DEED

(THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION)

THIS QUIT-CLAIM DEED is executed this 22 day of February, 2024, by **FORT PIERCE REDEVELOPMENT AGENCY**, a Dependent Special District of the City of Fort Pierce, Florida, having an address of 100 N. U.S. Highway 1, Fort Pierce, Florida 34950 ("**Grantor**"), to **LARRY LEE JR AND FAMILY LLC**, a Florida Limited Liability Company ("**Grantee**"), having an address of 7936 Saddle Brooke Drive, Port St. Lucie, FL 34986.

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. 2023-017, by and between Grantor and Grantee (a copy of which is on file with the City Clerk), if Grantee fails to complete the improvements as described therein in compliance with the Code of Ordinances of the City of Fort Pierce or violates, breaches, or fails to comply with the Surplus Property Agreement entered into on November 14, 2023 and recorded in the Public Records of St. Lucie County at Book 5072, Page 2673-2678 (a copy of which is also on file with the City Clerk), in any manner, 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, other interests of the Grantor or other third parties which may touch and concern the Property, and the Surplus Property Agreement executed on November 14th, 2023 and recorded in the Public Records of St. Lucie County at Book 5072, Page 2673-2678 (a copy of which is also on file with the City Clerk).

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:

FORT PIERCE REDEVELOPMENT AGENCY,
a Dependent Special District of the City of Fort
Pierce, Florida

By: Linda Hudson
Name: Linda Hudson
Title: Chairperson

Tina Bel
Print: Tina Bel
Address: Fort Pierce
100 N. US Hwy 1, Fort Pierce, FL 34950

Linda W Cox
Print: Linda Cox
Address: Fort Pierce
100 N. US Hwy 1, Fort Pierce, FL 34950

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of February, 2024, by Linda Hudson, as Chairperson of the FORT PIERCE REDEVELOPMENT AGENCY, a Dependent Special District of the City of Fort Pierce, Florida, on behalf of said agency, who is personally known to me or has produced as identification.

[NOTARY SEAL]

Linda W. Cox
Print Name: Linda Cox
Notary Public, State of Florida
My Commission Expires:



LINDA W. COX
Notary Public
State of Florida
Comm# HH167003
Expires 9/9/2025

EXHIBIT A
(The Property)

**LOT 11, LESS THE WEST 5 FEET, BLOCK 3, ELDORADO SUB-DIVISION,
ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8,
PAGE(S) 2, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.**