

THIS INSTRUMENT WAS PREPARED BY:

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PARCEL ID# 2415-601-0448-000-7 & 2415-601-0449-000-4

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 12 day of April, 2017, between **FIRST CITIZENS PREMISES COMPANY, INC**, a Florida corporation, whose address is 2211 Okeechobee Road, Fort Pierce, FL 34950 ("Grantor"), and **LGFTP I, LLC**, a Florida limited liability company, whose address is 7307 NW 122nd Avenue, Parkland, FL 33076 ("Grantee");

WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), lawful money of the United States of America, to it in hand paid by the Grantee, at or before the ensealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, alienated, remised, released, conveyed and confirmed and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee and its/his/her heirs or successors and assignees forever, the following parcel of land, situate, lying and being in the County of St. Lucie, State of Florida, and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF (the "Land").

SUBJECT TO AND TOGETHER WITH, HOWEVER, THE FOLLOWING:

1. Real property taxes and assessments for the year 2017 and for subsequent years.
2. Zoning and other regulatory laws and ordinances affecting the Land.
3. Easements, reservations, restrictions, rights of way, and other matters of record, if any, without re-imposing the same.

4. For a period of five (5) years from the recording hereof, the Land may not be used as a commercial bank, retail bank branch, savings bank, financial services institution, insurance company, brokerage firm, for the placement of an Automatic Teller Machine (ATM), savings and loan or credit union or affiliate thereof.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of the Land hereby conveyed in fee simple; that it has good right and lawful authority to sell and convey said Land; that it hereby specially warrants the title to said Land and will defend the same against the lawful claims of any persons claiming by, through or under the said Grantor but against no others.

[TEXT AND SIGNATURES FOLLOW]

EXHIBIT A

PARCEL 1:

The East 100 feet of Lots 1, 2, 3 and 4, Block 30 Pinewood Subdivision, according to the Map and Plat thereof as recorded in Plat Book 5, Page 24, of the public records of St. Lucie County Florida, less and except the South 30 feet of the above-described property as conveyed to the City of Fort Pierce, Florida by the Special Warranty Deed recorded in official records Book 2853, Page 832, of the public records of St. Lucie County, Florida.

PARCEL 2:

Lots 1, 2, 3 and 4, less and except the East 100 feet thereof of each, and all of Lots 27, 27A, 28, 28A, 29, 29A, 30 and 30A, Block 30 Pinewood Subdivision, according to the Map and Plat thereof as recorded in Plat Book 5, Page 24, of the public records of St. Lucie County, Florida; TOGETHER with all of that portion of the alley appurtenant to said lots, which alley has been vacated and closed by the City of Fort Pierce. Less and except the South 30 feet of the above-described property as conveyed to the City of Fort Pierce, Florida by the Special Warranty Deed recorded in official records Book 2853, Page 832, of the public records of St. Lucie County, Florida.