MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
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PREPARED BY AND RETURN TO:
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PCN: 2323-501-002-000-0

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SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 18th day of August, 2022, by **Kings Highway Development, LLC**, a Florida limited liability company ("**Grantor**"), with an address at P.O. Box 540669, Lake Worth, FL 33467, in favor of Farrell Communities Fort Pierce Owner LLC, a Delaware limited liability company, ("**Grantee**"), with an address at P.O. Box 14 Bridgehampton, N.Y. 11932.

GRANTOR, for and in consideration of the sum of $10.00 to Grantee, receipt of which is acknowledged, does grant, bargain, sell, alien, remise, release, convey and confirm to Grantee, all rights and interest in the real property situate, lying and being in the County of St. Lucie, State of Florida, more particularly described on the attached **Exhibit A** ("**Property**").

TOGETHER WITH all right, title and interest of Grantor in (i) any and all structures and improvements on the Property; (ii) any land lying in the bed of any street or highway, opened or proposed, in front of or adjoining the Property; and (iii) all easements, rights of way, privileges, licenses, appurtenances and other rights and benefits belonging to, running with the owner of, or in any way related to the Property.

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

SUBJECT TO the matters reflected below ("**Permitted Exceptions**"):

General and special taxes or assessments for the year 2022 and subsequent years.

Conditions, easements, restrictions, limitations, reservations and declarations of record, if any, but this reference shall not operate to reimpose same.

Applicable zoning ordinances, codes, rules and regulations as the same affect the Property.

AND Grantor hereby covenants with Grantee that it has authority to sell and convey the Property, that it hereby specially warrants the title to the Property and will defend the same against the lawful claims of others claiming by, through or under Grantor, but not otherwise, except Grantor shall not be obligated to defend claims arising from the Permitted Exceptions.

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

GRANTOR:

Signed, sealed and delivered in the presence of:

KINGS HIGHWAY DEVELOPMENT, LLC, a Florida limited liability company

Print Name: Kyle Depray

By: _____
Name: Gary Smigiel
Title: Manager

Print Name: Adriannal Smigiel

By: _____
Name: Chris Heine
Title: Manager

THE STATE OF Florida §

COUNTY OF Palm Beach §

The foregoing instrument was acknowledged before me this 15th day of August, 2022, by means of [X] physical presence or [ ] online notarization by Gary Smigiel and Chris Heine, Managers of Kings Highway Development, LLC, a Florida limited liability company, on behalf of said entity. They are personally known to me or presented FL-DL as identification.

Notary Stamp/Seal:

MIRANDA MORALES SEUSS
Notary Public - State of Florida
Commission # HH 100577
My Comm. Expires May 30, 2025
Bonded through National Notary Assn.

Notary Signature: Miranda Morales Seuss
Notary Print: Miranda Morales Seuss
Notary Public, State of Florida
Commission No.: HH 100577
My Commission Expires: May 30, 2025

EXHIBIT "A"

LEGAL DESCRIPTION

The West 1/2 of the Northeast 1/4 of the Northeast 1/4 and the West 1/2 of the Southeast 1/4 of the Northeast 1/4, Section 23, Township 35 South, Range 39 East, St. Lucie County, Florida. Same being otherwise described as; Lots 2, 7, 10, and 15 of Block 1, Model Land Company's Subdivision, in Section 23, Township 35 South, Range 39 East, according to the plat thereof, recorded in Plat Book 2, Page 10D, of the Public Records of St. Lucie County, Florida.

Together with:

Lots 1, 8, and 9 of Block 1, Model Land Company's Subdivision in Section 3, Township 35 South, Range 39 East, according to the plat thereof, as recorded in Plat Book 2, Page 10D, of the Public Records of St. Lucie County, Florida.

Less and Except:

Being all of Lot 1 and portions of Lots 2, 7, and 8, according to the Plat of Model Land Company, as recorded in Plat Book 2, Page 10D, of the Public Records of St. Lucie County, Florida, all lying in the Northeast 1/4 of Section 23, Township 35 South, Range 39 East, St. Lucie County, Florida, Less Road and Canal Rights-of-Way, and being more particularly described as follows:

Commencing at a Railroad Spike marking the Northeast corner of said Section 23, thence S.89°46'47" W, along the North line of said Section 23, a distance of 113.00 feet to the west Right-of-way line of N.S.L.R.W.M.D. Canal No. 40; thence S.00°07'31" E., along said West Right-of-way line, a distance of 49.50 feet to the POINT OF BEGINNING; thence continue S.00°07'31"E., along said west Right-of-way line, a distance of 922.18 feet; thence S.89°46'47"W., a distance of 944.72 feet; thence N.00°07'31"W., a distance of 922.18 feet to the Southerly line of N.S.L.R.D.D. Canal No. 48; thence N.89°46'47"E., along said Southerly Right-of-way line, a distance of 944.72 feet to the West Right-of-way line of N.S.L.R.W.M.D. Canal No. 40 and the POINT OF BEGINNING.

LESS AND EXCEPT Parcel No. 109 as depicted in Order of Taking recorded in O.R. Book 3886, Page 606, Public Records of St. Lucie County, Florida described as follows:

Parcel No. 109 State Road 713 St. Lucie County Description

A portion of Lots 8 and 9, Block 1, MODEL LAND CO., according to the plat thereof, as recorded in Plat Book 2, Page 10D, of the Public Records of St. Lucie County, Florida, lying in the Northeast One-Quarter (NE 1/4) of Section 23, Township 35 South, Range 39 East, St. Lucie County, Florida, as shown on the Florida Department of Transportation Right of Way Map for Item/Segment No. 2302566, Section 94003-2510 and being more particularly described as follows:

Commence at a railroad spike, found marking the East One-Quarter corner of said Section 23; thence North 00°07'03" West along the East line of said Northeast One-Quarter (NE 1/4) of Section 23 and the Baseline of Survey of State Road No. 713 (Kings Highway), a distance of 647.53 feet; thence South 89°52'57" West along a line at a right angle to the last described course, a distance of 113.00 feet to a point of intersection with the Westerly Existing Right of Way line of North St. Lucie River Water Control District Canal No. 40 and the South line of said Lot 9, said point of intersection being the POINT OF

BEGINNING; thence South 89°31'59" West along said South line, a distance of 105.00 feet; thence North 00°07'03" West, a distance of 39.40 feet to the beginning of a non-tangent curve concave Easterly, having a chord bearing of North 03°01'05" East; thence along the arc of said curve, having a radius of 8,557.00 feet, through a central angle of 06°16'14", an arc distance of 936.50 feet to the end of said curve; thence North 89°47'18" East, a distance of 53.80 feet to a point on said Westerly Existing Right of Way line; thence South 00°07'03" East along said Westerly Existing Right of Way line, a distance of 973.48 feet to the POINT OF BEGINNING.

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Permitted Exceptions

1. General and special taxes or assessments for the year 2022 and subsequent years, which are not due and payable.
2. Conditions, easements, restrictions, limitations, reservations and declarations of record, if any, but this reference shall not operate to reimpose same.
3. Applicable zoning ordinances, codes, rules and regulations as the same affect the Property.
4. All matter contained on the Plat as recorded in Plat Book 2, Page 10, Public Records of St. Lucie County, Florida.
5. Easement contained in instrument recorded June 2, 1988, under O.R. Book 589, Page 1086, Public Records of St. Lucie County, Florida.
6. Easement to State of Florida DOT recorded in O.R. Book 4412, Page 2118, Public Records of St. Lucie County, Florida.
7. Month to month "Oral Cattle Lease" which commenced on June 12, 2012 and can be terminated upon thirty (30) days prior written notice.

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