

**This Instrument prepared by:**

Sara Hedges, City Attorney  
City of Fort Pierce  
100 N. US Highway 1,  
Fort Pierce, FL 34950

Parcel ID No.: 2404-711-0019-000-5

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**AMENDED AND RESTATED QUIT-CLAIM DEED**

**THIS AMENDED AND RESTATED QUIT-CLAIM DEED** (“Instrument”) is made and executed this \_\_\_ day of \_\_\_\_\_, 2026 by the 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 (the “Grantor”), and **TYESE L. Miller**, having an address of 962 Sunny Glenn Court, Lawrenceville, Georgia 30043 (the “Grantee”).

**WITNESSETH:**

**WHEREAS**, Grantor previously conveyed to Grantee certain real property located in the County of St. Lucie, State of Florida, by quit-claim deed recorded in St. Lucie County Official Records Book 4573, Page 581 (the “Original Deed”); and

**WHEREAS**, the Original Deed contained a reversionary clause requiring the Grantee to pour a foundation on the Property within five (5) years; and

**WHEREAS**, the Grantee failed to pour the foundation as required under the Original Deed; and

**WHEREAS**, Grantee requested an extension from the Grantor to pour the foundation instead of the Grantor exercising their reversionary rights under the Original Deed; and

**WHEREAS**, Grantor agreed to extend the timeframe subject to a Surplus Property Sale Agreement containing new terms and conditions being entered by the Grantee and the Grantor; and

**WHEREAS**, the Grantor would have exercised its reversionary rights if not for the Grantee’s assurances Grantee could and would comply with the terms and conditions of the Surplus Property Sale Agreement; and

**WHEREAS**, Grantor and Grantee subsequently entered into that certain Surplus Property Sale Agreement; and

**WHEREAS**, Grantor and Grantee desire to amend and restate the Original Deed to additionally reflect that the real property shall be subject to the terms and obligations of the Surplus

Property Sale Agreement, and subject to reversion if the Grantee fails to complete the improvements as promised or violates the Surplus Property and Sale Agreement.

**NOW, THEREFORE:**

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. 2020-045, 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 Sale Agreement entered into between the parties, attached hereto as Exhibit B and fully incorporated herein by reference, 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 Sale Agreement, attached hereto as Exhibit B.

**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.

[Signature Pages to Follow]

**IN WITNESS WHEREOF**, Grantor and Grantee have caused these presents to be signed in their name by their 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

**Witness 1:**

\_\_\_\_\_  
Print: \_\_\_\_\_  
Address: \_\_\_\_\_

By: \_\_\_\_\_  
Name: Linda Hudson  
Title: Chairperson

**Witness 2:**

\_\_\_\_\_  
Print: \_\_\_\_\_  
Address: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

The foregoing Instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_, 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]

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

GRANTEE:

Tyese L Miller  
Tyese L. Miller

Witness 1:

Aubrey

Print: Joell. B Darkey  
Address: 40 East Pike Street  
Lawrenceville, GA 30046

Witness 2:

Robert R

Print: Scarlet Rodriguez  
Address: 40 East Pike Street  
Lawrenceville, GA 30046

STATE OF Georgia  
COUNTY OF Gwinnett

The foregoing Instrument was acknowledged before me by means of  physical presence or  online notarization, this 10 day of April, 2026, by Tyese L Miller, who is personally known to me or has produced Georgia Drivers License as identification.



Roshawn Pleasant

Print Name: Roshawn Pleasant  
Notary Public, State of ~~Florida~~ Georgia <sup>187</sup>  
My Commission Expires:

03-15-2027

**EXHIBIT A**  
**The Property**

Lot 19, Block A, Frambach Sub-Division, and the West 5 feet of vacated alley adjacent on East, according to the plat thereof recorded in Plat Book 7, Page 36, of the Public Records of St. Lucie County, Florida.

**EXHIBIT B**  
**Surplus Property Sale Agreement**

[to be attached]