

Prepared by and Return to:

Ricky Huff, Esq.
Brown Huff Zohar
1480 Beltrees Street, Ste. 7
Dunedin, FL 34698

Parcel Identification Number:
484233-72-0010

Special Warranty Deed

THIS SPECIAL WARRANTY DEED is made as of this 30th day of December, 2022 between **1501 N Powerline, LLC, a Florida limited liability company**, whose mailing address is 5750 Powerline Road, Fort Lauderdale, FL 33309 ("**Grantor**") to, **Hammondville Holdings, LLC, a Wyoming limited liability Company** whose mailing address is 1430 W Broward Blvd, Fort Lauderdale FL 33312 ("**Grantee**").

W I T N E S S E T H:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, all the right, title, and interest in and to that certain real property (the "Property") located and situated in Broward County, Florida and fully described as follows:

Parcel "A", NAT JACK, according to the plat thereof, as recorded in Plat Book 183, Pages 480 and 481, of the Public Records of Broward County, Florida.

TOGETHER with all of Grantor's right, title, and interest in and to all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

The conveyance and warranty of title hereunder are expressly subject to those matters set forth on Exhibit A attached hereto and incorporated herein.

[SIGNATURES BELOW]

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES:

DONETTE DANVERS
WITNESS
PRINT NAME: *Donette*

[Signature]
WITNESS
PRINT NAME: CLAUDIA BRISCOE

GRANTOR:

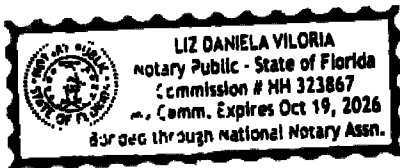
1501 N Powerline, LLC, a Florida Limited
Liability Company
By: MLK QOZB Sponsor, LLC, its Manager

By: *[Signature]*
Bryan Hussey, its Manager

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by (☒) personal appearance or (☐) online notarization, this 28 day of December, 2022, by Bryan Hussey, as Manager of MLK QOZB Sponsor, LLC, a Florida limited liability company, the Manager of 1501 N Powerline, LLC, a Florida limited liability company, who is personally known to me or has produced _____ as identification.

(Seal)



Liz D. Viloria
Notary Public
Print Name: Liz D. Viloria
My commission expires: 10/19/26

EXHIBIT A

Permitted Exceptions

1. Any encroachments, encumbrance, violation, variation or adverse circumstance affecting Title that would be disclosed by an accurate and complete survey of the Property.
2. Zoning, building codes, and other government regulations (without serving to reimpose same).
3. Oil, gas and mineral rights, easements and restrictions of record so long as no right of entry exists.
4. All covenants, easements and restrictions of record, including without limitation, those covenants, conditions, restrictions, easements, reservations, delarations, and limitations of record.
5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.
6. Any minerals or mineral rights leased, granted or retained by current or prior owners.
7. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable.
8. Restrictions, reservations, setbacks and easements, if any, as indicated and/or shown on the Plat of State of Florida - State Road Department Right-of-Way Map R/W recorded in Plat Book 15, Page 137.
9. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NAT JACK, as recorded in Plat Book 183, Page(s) 480, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
10. Restrictions and any other terms, covenants and conditions disclosed by instrument recorded in Instrument No. 116411133 and Amended Declaration of Restrictive Covenants recorded in Instrument No. 118496379.
11. Notice of Environmental Resource Permit recorded in Instrument No. 117033395.
12. Terms and conditions contained in that certain Security/Lien Agreement Installation of Required Improvements between Broward County, a political subdivision of the State of Florida, and 1501 N Powerline, LLC and MLK RE DEV QOZB, LLC, as recorded in Instrument No. 117464891.
13. Declaration of Unity of Title by 1501 N Powerline, LLC, a Florida limited liability company, recorded in Instrument No. 117549318.
14. Order from the Zoning Board of Appeals, City of Pompano Beach, Florida granting a variance to 1501 N Powerline, LLC recorded in Instrument No. 118045064.
15. Easement in favor of Florida Power & Light Company recorded in Instrument No. 118048000.

16. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).
17. Any adverse ownership claim by the State of Florida by right of sovereignty to any part of the Property that is, as of the Date of Policy or was at any time previously, under water (submerged).