

**THIS INSTRUMENT PREPARED BY AND  
AFTER RECORDING RETURN TO:**

Lawton Whiteman Lutz  
Jason Whiteman, Esq.  
102 NE 1<sup>st</sup> Avenue, Suite 200  
Delray Beach, Florida 33444

**Folio Numbers:** 00-41-45-12-00-000-3091; 00-41-45-12-00-000-7210; 00-42-43-27-05-044-0170; 00-41-45-12-00-000-7380; 00-41-45-12-00-000-7390; and 00-41-45-12-00-000-7230

**SPECIAL WARRANTY DEED**

This **SPECIAL WARRANTY DEED** (this "**Deed**") is made as of the 4<sup>th</sup> day of August, 2023, by **LYNX AT LAKE WORTH, LLC**, a Florida limited liability company, whose address is 6131 Lyons Road, Suite 200, Coconut Creek, Florida 33073 ("**Grantor**"), to **KLLB AIV LLC**, a Delaware limited liability company, whose address is c/o KL Servicers LLC, 6900 E. Camelback Road, Suite 1090, Scottsdale, AZ 85251 ("**Grantee**").  
*(Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include the parties to this Special Warranty Deed and the successors and assigns of each. The singular shall be deemed to include the plural, and vice versa, where the context so permits.)*

**W I T N E S S E T H :**

**THAT**, for and in consideration of the sum of TEN AND 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantor, Grantor hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, its successors and/or assigns forever, all that certain real property situate in Palm Beach County, State of Florida, and legally described in **Exhibit "A"** attached hereto and made a part hereof (the "**Property**").

**TOGETHER WITH** all the tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining.

**TO HAVE AND TO HOLD** the same unto Grantee in fee simple forever.

**AND** Grantor hereby covenants with Grantee that (i) the Property is free and clear of all liens and encumbrances except for taxes for the year 2023, and subsequent years, which are not yet due and payable, and those certain matters described in **Exhibit "B"** attached hereto and made a part hereof, provided, that this reference shall not serve to reimpose the same; (ii) Grantor is lawfully seized of the Property in fee simple; (iii) Grantor has good right and lawful authority to sell and convey the Property; and (iv) Grantor fully 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 against none other.


[SIGNATURE PAGE TO FOLLOW]

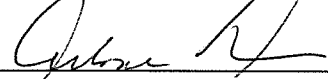
IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

**LYNX AT LAKE WORTH, LLC,**  
a Florida limited liability company

By:   
Print Name: Michelle Cattonar

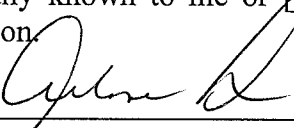
By:   
Name: Michael McCarty  
Title: Manager

By:   
Print Name: Arlene Lieberman

**STATE OF NEW JERSEY**  
**COUNTY OF MONMOUTH**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 31<sup>st</sup> day of July, 2023, by Michael McCarty, as Manager of **LYNX AT LAKE WORTH, LLC**, a Florida limited liability company, on behalf of the company, who personally appeared before me and is [X] personally known to me or [] has produced \_\_\_\_\_ as identification.

[NOTARY SEAL]

  
Notary Public Signature

Arlene Lieberman  
Typed or Printed Notary Name  
Notary Public-State of New Jersey  
My Commission Expires: 10/15/2024  
Commission No.: 2320425

**ARLENE LIEBERMAN**  
**NOTARY PUBLIC OF NEW JERSEY**  
**My Commission Expires 10/15/2024**

[SPECIAL WARRANTY DEED]

**EXHIBIT "A"**

**LEGAL DESCRIPTION OF THE PROPERTY**

PARCEL A:

PARCEL ONE: LOTS 17 TO 23, INCLUSIVE, BLOCK 44, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS THAT PART OF LOT 17 CONVEYED FOR ROAD PURPOSES IN DEED BOOK 636, PAGE 96, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALSO LESS THAT PROPERTY CONTAINED IN RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 4515, PAGE 1335, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 17, BLOCK 44, PALM BEACH FARMS COMPANY PLAT 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE RUN WESTERLY ALONG THE NORTH LINE OF LOT 17, A DISTANCE OF 28.28 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 7 AS NOW LAID OUT AND IN USE; THENCE CONTINUE WESTERLY ALONG SAID NORTH LINE OF LOT 17, A DISTANCE OF 165.00 FEET; THENCE RUN SOUTHERLY ALONG A LINE PARALLEL WITH AND 240.00 FEET WEST OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 7, A DISTANCE OF 660.23 FEET TO THE SOUTH LINE OF SAID LOT 17; THENCE RUN EASTERLY ALONG SAID SOUTH LINE OF LOT 17 A DISTANCE OF 165.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 7; THENCE NORTHERLY ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 A DISTANCE OF 660.23 FEET TO THE POINT OF BEGINNING.

PARCEL TWO: THE SOUTH 677.10 FEET OF THE EAST 321 .66 FEET OF THE NORTH 1/2 (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

PARCEL THREE: THE WEST HALF (W 1/2) OF TRACT 82 OF THE UNRECORDED PLAT OF HERITAGE FARMS IN SECTION 12, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE WEST HALF (W 1/2) OF SAID SECTION 12, THENCE ON AN ASSUMED BEARING OF SOUTH 00° 15' 28" EAST ALONG THE EAST LINE OF THE SAID WEST HALF (W 1/2) A DISTANCE OF 3315.33 FEET, THENCE SOUTH 88° 55' 17" WEST A DISTANCE OF 331.50 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 88° 55' 17" WEST A DISTANCE OF 331.50 FEET; THENCE SOUTH 00° 20' 40" EAST A DISTANCE OF 706.40

FEET; THENCE NORTH 89° 46' 02" EAST A DISTANCE OF 331.0 FEET; THENCE NORTH 00° 18' 04" WEST A DISTANCE OF 711.29 FEET TO THE POINT OF BEGINNING; SUBJECT TO EASEMENT OVER THE EAST 35 FEET THEREOF.

ALSO, THE EAST HALF (E 1/2) OF TRACT 82 IN THE UNRECORDED PLAT OF HERITAGE FARMS IN SECTION 12, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE WEST HALF (W 1/2) OF SAID SECTION 12; THENCE ON AN ASSUMED BEARING OF S 00° 15' 28" E ALONG THE EAST LINE OF THE SAID WEST HALF (W 1/2) A DISTANCE OF 3315.33 FEET TO THE POINT OF BEGINNING; THENCE S 88° 55' 17" W, 331.50 FEET; THENCE S 00° 18' 04" E, 711.29 FEET TO THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 12; THENCE N 89° 46' 02" E ALONG THE SAID SOUTH LINE A DISTANCE OF 331.00 FEET TO THE EAST LINE OF THE SAID WEST HALF (W 1/2); THENCE N 00° 15' 28" W ALONG THE SAID EAST LINE A DISTANCE OF 716.18 FEET TO THE POINT OF BEGINNING, LESS THE SOUTH 677.10 FEET OF THE EAST 321.66 FEET OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 12.

PARCEL B:

A PARCEL OF LAND IN SECTION 12, TOWNSHIP 45 SOUTH, RANGE 41 EAST BEING ALL OF TRACTS 74, 75, 76, 79, 80, 81 THE SOUTH 1/2 OF TRACT 65 AND A PORTION OF TRACT 73 OF THE UNRECORDED PLAT OF HERITAGE FARMS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 12; THENCE ON AN ASSUMED BEARING OF SOUTH 00° 15' 28" EAST ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 12, A DISTANCE OF 1283.97 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89° 03' 29" WEST A DISTANCE OF 1332.10 FEET; THENCE SOUTH 00° 25' 52" EAST A DISTANCE OF 169.54 FEET; THENCE SOUTH 89° 02' 48" WEST A DISTANCE OF 1331.59 FEET TO THE WEST LINE OF SAID SECTION 12; THENCE SOUTH 00° 36' 16" EAST ALONG SAID WEST LINE A DISTANCE OF 169.80 FEET; THENCE NORTH 89° 02' 07" EAST A DISTANCE OF 1331.08 FEET; THENCE SOUTH 00° 25' 52" EAST A DISTANCE OF 2034.42 FEET; THENCE NORTH 89° 20' 39" EAST A DISTANCE OF 662.50 FEET; THENCE NORTH 00° 20' 40" WEST A DISTANCE OF 343.96 FEET; THENCE NORTH 88° 55' 17" EAST A DISTANCE OF 663.00 FEET TO THE SAID EAST LINE OF THE WEST 1/2 OF SECTION 12; THENCE NORTH 00° 15' 28" WEST ALONG SAID EAST LINE A DISTANCE OF 2031.36 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING: A PARCEL OF LAND IN SECTION 12, TOWNSHIP 45 SOUTH, RANGE 41 EAST, BEING THE SOUTH 1/2 OF TRACT 65 OF THE UNRECORDED PLAT OF HERITAGE FARMS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER 1/4 CORNER OF SAID SECTION 12, THENCE ON AN ASSUMED BEARING OF SOUTH 00° 15' 28" EAST ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 12, A DISTANCE OF 1283.97 FEET (DEED) (1285.30 FEET SURVEY); THENCE SOUTH 89° 03' 29" WEST, A DISTANCE OF 1332.10 FEET; THENCE SOUTH 00° 25' 52" EAST, A DISTANCE OF 169.54 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 89° 02' 48" WEST, A DISTANCE OF 1331.59 FEET TO THE WEST LINE OF SAID SECTION 12; THENCE SOUTH 00° 36' 16" EAST ALONG SAID WEST LINE, DISTANCE OF 169.80 FEET; THENCE NORTH 89° 02' 07" EAST, A DISTANCE OF 1331.08 FEET; THENCE NORTH 00° 25' 52" WEST, A DISTANCE OF 169.54 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THE FOLLOWING: A PARCEL OF LAND IN SECTION 12, TOWNSHIP 45 SOUTH, RANGE 41 EAST, BEING ALL OF TRACTS 76, 79 AND A PORTION OF TRACTS 75 AND 80 OF THE UNRECORDED PLAT OF HERITAGE FARMS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTH QUARTER CORNER (N 1/4) OF SAID SECTION 12; THENCE ON AN ASSUMED BEARING OF SOUTH 00° 15' 28" EAST ALONG THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF SAID SECTION 12, A DISTANCE OF 1283.97 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89° 03' 29" WEST, A DISTANCE OF 1332.10 FEET; THENCE SOUTH 00° 25' 52" EAST, A DISTANCE OF 1304.45 FEET; THENCE SOUTH 89° 31' 54" EAST, A DISTANCE OF 1328.14 FEET TO THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 12; THENCE NORTH 00° 15' 26" WEST ALONG SAID NORTH-SOUTH 1/4 LINE, A DISTANCE OF 1315.47 FEET TO THE POINT OF BEGINNING.

PARCEL C:

THOSE PARCELS SET FORTH IN THAT CERTAIN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 33862, PAGE 1534, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF THE 25-FOOT-WIDE LAKE WORTH DRAINAGE DISTRICT RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 1585, PAGE 505 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; THENCE N83°20'24"W, A DISTANCE OF 241.76 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF US 441 (STATE ROAD 7), AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 9310-2525, SHEETS 9 AND 10, DATED SEPTEMBER 22, 1993, AS RECORDED IN OFFICIAL RECORDS BOOK 4515, PAGE 1335 AND THE SOUTH LINE OF THE 40-FOOT WIDE LAKE WORTH DRAINAGE

DISTRICT CANAL L-19 W EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 5415, PAGE 1834, ALL OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH LINE, S88°10'36"W, A DISTANCE OF 2,396.40 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF LOT 20, BLOCK 44, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF SAID PUBLIC RECORDS AND TO THE POINT OF BEGINNING; THENCE ALONG SAID WEST LINE, S01°03'36"E, A DISTANCE OF 623.09 FEET TO A POINT OF INTERSECTION WITH EASTERLY PROLONGATION OF SOUTH LINE OF TRACT 81 OF THE UNRECORDED PLAT OF HERITAGE FARMS; THENCE ALONG SAID PROLONGATION LINE, S88°07'09"W, A DISTANCE OF 25.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 81 AND TO A POINT HEREINAFTER KNOWN AS REFERENCE POINT "A"; THENCE ALONG THE EAST LINE OF SAID TRACT 81 AND WEST LINE OF SAID BLOCK 44, N01°03'36"W, A DISTANCE OF 623.11 FEET; THENCE N88°10'36"E, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCING AT THE AFORESAID REFERENCE POINT "A"; THENCE ALONG THE EAST LINE OF TRACT 82 OF SAID HERITAGE FARMS, S01°03'36"E, A DISTANCE OF 635.96 FEET TO THE POINT OF BEGINNING #1; THENCE CONTINUE ALONG SAID EAST LINE, S01°03'36"E, A DISTANCE OF 79.78 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE 80-FOOT WIDE LAKE WORTH DRAINAGE DISTRICT CANAL S-8 EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 5415, PAGE 1834 OF SAID PUBLIC RECORDS; THENCE ALONG THE EASTERLY PROLONGATION OF SAID SOUTH LINE, N88°58'39"E, A DISTANCE OF 12.50 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SAID 25-FOOT WIDE LAKE WORTH DRAINAGE DISTRICT RIGHT-OF-WAY; THENCE ALONG SAID CENTERLINE, N01°03'36"W, A DISTANCE OF 40.28 FEET TO A POINT OF INTERSECTION WITH A LINE 15 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF LOT 21, BLOCK 44, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N88°06'42"E ALONG SAID PARALLEL LINE, A DISTANCE OF 12.50 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE WEST LINE OF SAID LOT 21, BLOCK 44; THENCE N01°03'36"W ALONG SAID SOUTHERLY PROJECTION AND WEST LINE OF SAID LOT 21, A DISTANCE OF 39.32 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID 80-FOOT WIDE LAKE WORTH DRAINAGE DISTRICT CANAL S-8 EASEMENT; THENCE S88°58'39"W ALONG THE WESTERLY PROJECTION OF SAID NORTH LINE, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING #1.

TOGETHER WITH THAT PARCEL SET FORTH IN THAT CERTAIN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 34440, PAGE 376, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE 25-FOOT ROADWAY LYING WEST OF TRACT 20, BLOCK 44, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH, 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE EAST HALF (E 1/2) OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST QUARTER CORNER OF SAID SECTION 12; THENCE NORTH 83°20'24" WEST A DISTANCE OF 241.76 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF U.S. 441 (STATE ROAD 7), AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 9310-2525, SHEETS 9 AND 10, DATED: SEPTEMBER 22, 1993 AND RECORDED IN OFFICIAL RECORDS BOOK 4515, PAGE 1335, OF SAID PUBLIC RECORDS, AND THE SOUTH LINE OF THE 40-FOOT WIDE LAKE WORTH DRAINAGE DISTRICT CANAL L-19 W EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 5415, PAGE 1834, OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH LINE, SOUTH 88°10'36" WEST A DISTANCE OF 2,396.40 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID TRACT 20 AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE WESTERLY PROLONGATION OF THE LAST DESCRIBED COURSE, SOUTH 88°10'36" WEST A DISTANCE OF 25.00 FEET TO THE WEST LINE OF SAID EAST HALF (E ½) OF SAID SECTION 12; THENCE ALONG SAID WEST LINE, NORTH 01°03'36" WEST A DISTANCE OF 40.00 FEET TO AN INTERSECTION WITH THE WESTERLY PROLONGATION OF THE NORTH LINE OF SAID TRACT 20; THENCE ALONG SAID WESTERLY PROLONGATED LINE NORTH 88°10'36" EAST A DISTANCE OF 25.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT 20; THENCE ALONG SAID WEST LINE OF TRACT 20, SOUTH 01°03'36" EAST A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF THE 25 FOOT RIGHT-OF-WAY ABANDONED PER OFFICIAL RECORDS BOOK 6014, PAGE 1243, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO LAKE WORTH DRAINAGE DISTRICT BY THAT CERTAIN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK **34455**, PAGE **218**, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF THE 25-FOOT WIDE LAKE WORTH DRAINAGE DISTRICT RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 1585, PAGE 505 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; THENCE N83°20'24" W, A DISTANCE OF 241.76 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-

OF-WAY LINE OF US 441 (STATE ROAD 7), AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 9310-2525, SHEETS 9 AND 10, DATED SEPTEMBER 22, 1993, AS RECORDED IN OFFICIAL RECORDS BOOK 4515, PAGE 1335 AND THE SOUTH LINE OF THE 40-FOOT WIDE LAKE WORTH DRAINAGE DISTRICT CANAL L-19 W EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 5415, PAGE 1834, ALL OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH LINE, S88°10'36"W, A DISTANCE OF 2,396.40 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF LOT 20, BLOCK 44, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF SAID PUBLIC RECORDS; THENCE ALONG SAID WEST LINE, AS SHOWN ON SAID PLAT, S01°03'36"E, A DISTANCE OF 623.09 FEET TO A POINT OF INTERSECTION WITH EASTERLY PROLONGATION OF SOUTH LINE OF TRACT 81 OF THE UNRECORDED PLAT OF HERITAGE FARMS; THENCE ALONG SAID PROLONGATION LINE, S88°07'09"W, A DISTANCE OF 25.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 81; THENCE ALONG THE EAST LINE OF TRACT 82 OF SAID HERITAGE FARMS, S01°03'36"E, A DISTANCE OF 635.96 FEET; TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE, S01°03'36"1E, A DISTANCE OF 79.78 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE 80-FOOT WIDE LAKE WORTH DRAINAGE DISTRICT CANAL S-8 EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 5415, PAGE 1834 OF SAID PUBLIC RECORDS; THENCE ALONG THE EASTERLY PROLONGATION OF SAID SOUTH LINE, N88°58.39"E, A DISTANCE OF 12.50 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SAID 25-FOOT WIDE LAKE WORTH DRAINAGE DISTRICT RIGHT-OF-WAY; THENCE ALONG SAID CENTERLINE, N01°03'36"W, A DISTANCE OF 40.28 FEET TO A POINT OF INTERSECTION WITH A LINE 15 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF LOT 21, BLOCK 44, THE PALM BEACH FARMS CO. PLAT NO.3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N88°06'42"E ALONG SAID PARALLEL LINE, A DISTANCE OF 12.50 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE WEST LINE OF SAID LOT 21, BLOCK 44; THENCE N01°03'36"W ALONG SAID SOUTHERLY PROJECTION AND WEST LINE OF SAID LOT 21, A DISTANCE OF 39.32 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID 80-FOOT WIDE LAKE WORTH DRAINAGE DISTRICT CANAL S-8 EASEMENT; THENCE S88°58'39"W ALONG THE WESTERLY PROJECTION OF SAID NORTH LINE, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN SECTION 12, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.



**EXHIBIT "B"**

**PERMITTED EXCEPTIONS**

1. Reservation(s) held by Everglades Drainage District now known as South Florida Water Management by Deed recorded in Deed Book 919, Page 37, together with and as affected by Non-Use Commitment recorded in Official Records Book 5323, Page 357, of the Public Records of Palm Beach County, Florida. **NOTE:** That certain oil, gas, and mineral lease dated October 15, 1944, has expired and this exception is solely limited to the Reservation(s) held by Everglades Drainage District now known as South Florida Water Management.
2. Reservation(s) held by Everglades Drainage District now known as South Florida Water Management by Deed recorded in Deed Book 823, Page 551, together with and as affected by Releases which excludes the North 40 feet of Tract 20, as recorded in Official Records Book 5323, Page 351 and Official Records Book 5323, Page 353, and as further affected by the Non-Use Commitment recorded in Official Records Book 5323, Page 355, of the Public Records of Palm Beach County, Florida. **NOTE:** That certain oil, gas, and mineral lease dated October 15, 1944, has expired and this exception is solely limited to the Reservation(s) held by Everglades Drainage District now known as South Florida Water Management.
3. Easement to Florida Power and Light Company recorded in Official Records Book 2794, Page 224, together with and as affected by the Subordination Agreement recorded in Official Records Book 9598, Page 1893, of the Public Records of Palm Beach County, Florida.
4. Easement in favor of Florida Power and Light Company recorded in Official Records Book 3634, Page 462, of the Public Records of Palm Beach County, Florida.
5. Easement in favor of State of Florida Department of Transportation for the purposes of constructing and maintaining a road right of way easement contained in instrument recorded in Official Records Book 9911, Page 499, of the Public Records of Palm Beach County, Florida.
6. Declaration and Restrictive Covenant Regarding Road Impact Fee recorded in Official Records Book 11467, Page 1833, of the Public Records of Palm Beach County, Florida.
7. Easement in favor of Florida Power and Light Company recorded in Official Records Book 480, Page 41, of the Public Records of Palm Beach County, Florida.
8. Easement Deed in favor of Lake Worth Drainage District, as recorded in Official Records Book 33841, Page 1385, of the Public Records of Palm Beach County, Florida.
9. Agreement for Deferred Purchase Price pursuant to that certain Agreement for Purchase and Sale by and between Lennar Homes, LLC, a Florida limited liability company and

Lynx at Lake Worth, LLC, a Florida limited liability company, evidenced by that certain Memorandum of Deferred Purchase Price recorded on or about even date herewith, of the Public Records of Palm Beach County, Florida. Such Agreement establishes and provides for terms, conditions, and obligations.

10. Easement by and between Heritage Farms, Inc., a Florida corporation and R.V. Jones and Irene Jones, as recorded in Official Records Book 553, Page 255, of the Public Records of Palm Beach County, Florida. (As to the West 55 feet only)
11. Easement Deed recorded in Official Records Book 5415, Page 1834, together with and as affected by the Quit Claim Deed recorded in Official Records Book 33862, Page 1415, over and across the North 40 feet of Lots 17 to 20, Block 44, Plat Book 2, Page 45, all of the Public Records of Palm Beach County, Florida.
12. Easement Deed in favor of Lake Worth Drainage District, as recorded in Official Records Book 34455, Page 252, of the Public Records of Palm Beach County, Florida.
13. Declaration of Covenants and Restriction recorded on or about even date herewith of the Public Records of Palm Beach County, Florida.