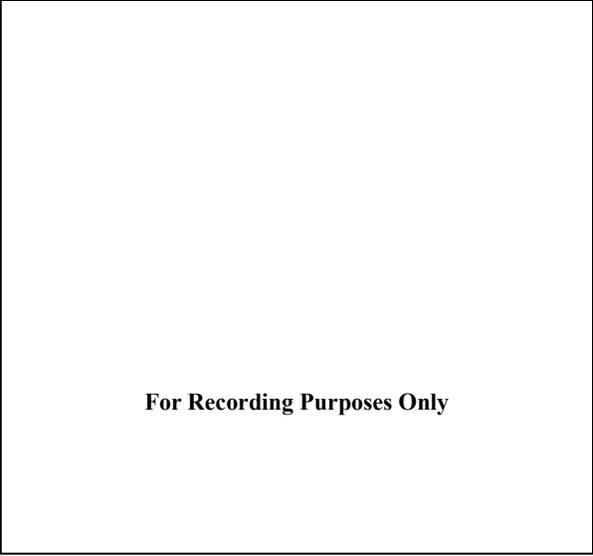


**THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:**

Michael C. Wilde, Esq.
Baker & Hostetler LLP
200 South Orange Avenue, Suite 2300
Orlando, FL 32801
(407) 649-4000

Parcel ID:



For Recording Purposes Only

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of the ___ day of _____ 2020, by **Florida Public Utilities Company**, a Florida corporation, whose mailing address is 909 Silver Lake Blvd., Dover, DE 19904 (hereinafter referred to as “Grantor”), to **City of Lauderhill**, _____ (hereinafter referred to as “Grantee”).

(All references to the parties herein shall include their heirs, personal and legal representatives, successors, and assigns; and when applicable the singular shall include the plural, and the masculine shall include the feminine and neuter.)

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor, the receipt of which is hereby acknowledged, hereby grants, bargains, aliens, remises, releases, conveys and confirms unto the Grantee, all right, title and interest in and to that certain land situate in Palm Beach County, Florida (“Property”), more particularly described as follows:

SUBJECT TO all covenants, conditions, restrictions, reservations, limitations, easements, matters of record and rights-of-way, if any, but this provision shall not operate to re-impose the same; and taxes and assessments for the current year and subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but against none other.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.

GRANTOR:

Signed, sealed and delivered
in the presence of:

Florida Public Utilities Company,
a Florida corporation

Print Name: _____

By: _____
Name: Kevin Webber
Its: President

Print Name: _____

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of _____, 2020, by Kevin Webber as President of Florida Public Utilities Company, a Florida corporation, on behalf of said corporation, who is personally known to me or who has produced _____ as identification.

Signature of Notary Public
(Print Notary Name) _____

AFFIX NOTARY STAMP

My Commission Expires: _____
Commission No.: _____