

Prepared by and Return to:

Jeffrey A. Deutch, Esq.
Nelson Mullins Riley & Scarborough, LLP
1905 NW Corporate Blvd., Suite 310
Boca Raton, FL 33431

Parcel ID: 484218010170

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this ____ day of _____, 2025, by **GSR RE PARTNERS, LLC**, a Florida limited liability company, whose address is 1801 S Federal Hwy, Boca Raton, Florida 33432 ("**Grantor**"), to **City of Coconut Creek**, a Florida municipal corporation, whose address is 4800 Copans Road, Coconut Creek, Florida 33063 ("**Grantee**").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey, and confirm unto Grantee all that certain land lying and being in Broward County, Florida, and more particularly described on **Exhibit A** attached hereto and made a part hereof (the "**Property**").

TOGETHER WITH all easements, rights-of-way and privileges appurtenant thereto.

SUBJECT TO all applicable laws including zoning, and land use regulations, all easements, restrictions, covenants, agreements, conditions or other matters of record and the lien of real estate taxes, for the current year and subsequent years.

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

AND Grantor hereby covenants with Grantee that Grantor will warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor.

[SIGNATURE ON NEXT PAGE]

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on its behalf by its duly authorized officer on the day and year first above written.

Signed sealed and delivered in the presence of:

GRANTOR:

GSR RE Partners LLC, a Florida limited liability company

WITNESSES:

By: _____

By: _____

Print Name: _____

Name: Alexander S. Rosemurgy, II
Title: Manager

Address: _____

By: _____

Print Name: _____

Address: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2025, by Alexander S. Rosemurgy, II, as the Manager of GSR RE Partners LLC, a Florida limited liability company on behalf of such company. He ☐ is personally known to me or ☐ has produced _____ as identification.

[NOTARY SEAL]

My commission expires:

Notary Public

Printed Name of Notary Public

EXHIBIT A - LEGAL DESCRIPTION

GSR PARCELS: LAND SWAP TO THE CITY BLOCK 12A

A PARCEL OF LAND BEING A PORTION OF TRACT 24 BLOCK 89, PALM BEACH FARMS COMPANY PLAT NO. 3 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45-54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT "A", WHITWORTH NO. 1 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 164, PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA;

THENCE NORTH 00°2'52" WEST ALONG THE EAST LINE OF TRACT "A" OF SAID PLAT AND ALSO BEING THE WEST LINE OF SAID TRACT 24, A DISTANCE OF 332.98 FEET;

THENCE NORTH 89°37'38" EAST, A DISTANCE OF 194.19 FEET;

THENCE SOUTH 00°24'20" EAST, A DISTANCE OF 308.57 FEET;

THENCE SOUTH 44°37'43" WEST, A DISTANCE OF 13.31 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE FOR CULLUM ROAD;

THENCE SOUTH 89°37'43" WEST, A DISTANCE OF 47.97 FEET;

THENCE SOUTH 44°37'43" WEST, A DISTANCE OF 21.21 FEET;

THENCE SOUTH 89°37'43" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 121.74 FEET BACK TO THE POINT OF BEGINNING. THE THREE PREVIOUS COURSES BEING COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE FOR CULLUM ROAD.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 63,633.68 SQUARE FEET, (1.4608 ACRES), MORE OR LESS.

Prepared by and Return to:

Jeffrey A. Deutch, Esq.
Nelson Mullins Riley & Scarborough, LLP
1905 NW Corporate Blvd., Suite 310
Boca Raton, FL 33431
Parcel ID: 484218010170

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this ____ day of _____, 2025, by **GSR RE PARTNERS, LLC**, a Florida limited liability company, whose address is 1801 S Federal Hwy, Boca Raton, Florida 33432 ("**Grantor**"), to **City of Coconut Creek**, a Florida municipal corporation, whose address is 4800 Copans Road, Coconut Creek, Florida 33063 ("**Grantee**").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey, and confirm unto Grantee all that certain land lying and being in Broward County, Florida, and more particularly described on **Exhibit A** attached hereto and made a part hereof (the "**Property**").

TOGETHER WITH all easements, rights-of-way and privileges appurtenant thereto.

SUBJECT TO all applicable laws including zoning, and land use regulations, all easements, restrictions, covenants, agreements, conditions or other matters of record and the lien of real estate taxes, for the current year and subsequent years.

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

AND Grantor hereby covenants with Grantee that Grantor will warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor.

[SIGNATURE ON NEXT PAGE]

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on its behalf by its duly authorized officer on the day and year first above written.

Signed sealed and delivered in the presence of:

GRANTOR:

GSR RE Partners LLC, a Florida limited liability company

WITNESSES:

By: _____

By: _____

Print Name: _____

Name: Alexander S. Rosemurgy, II
Title: Manager

Address: _____

By: _____

Print Name: _____

Address: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2025, by Alexander S. Rosemurgy, II, as the Manager of GSR RE Partners LLC, a Florida limited liability company on behalf of such company. He ☐ is personally known to me or ☐ has produced _____ as identification.

[NOTARY SEAL]

My commission expires:

Notary Public

Printed Name of Notary Public

EXHIBIT A - LEGAL DESCRIPTION

GSR PARCELS: LAND SWAP TO THE CITY BLOCK 12B

A PARCEL OF LAND BEING A PORTION OF TRACT 24 BLOCK 89, PALM BEACH FARMS COMPANY PLAT NO. 3 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45-54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT "A", WHITWORTH NO. 1 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 164, PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA;

THENCE NORTH 00°24'52" WEST ALONG THE EAST LINE OF TRACT "A" OF SAID PLAT AND ALSO BEING THE WEST LINE OF SAID TRACT 24, A DISTANCE OF 332.98 FEET;

THENCE NORTH 89°37'38" EAST, A DISTANCE OF 293.34 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 89°37'38" EAST, A DISTANCE OF 260.00 FEET;

THENCE NORTH 00°25'05" WEST, A DISTANCE OF 75.00 FEET;

THENCE SOUTH 89°37'38" WEST, A DISTANCE OF 260.00 FEET;

THENCE SOUTH 00°25'05" EAST, A DISTANCE OF 75.00 FEET BACK TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 19,500.01 SQUARE FEET, (0.4477 ACRES), MORE OR LESS.

Prepared by and Return to:

Jeffrey A. Deutch, Esq.
Nelson Mullins Riley & Scarborough, LLP
1905 NW Corporate Blvd., Suite 310
Boca Raton, FL 33431

Parcel ID: 484218010160

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this ____ day of _____, 2025, by **GSR RE PARTNERS, LLC**, a Florida limited liability company, whose address is 1801 S Federal Hwy, Boca Raton, Florida 33432 ("**Grantor**"), to **City of Coconut Creek**, a Florida municipal corporation, whose address is 4800 Copans Road, Coconut Creek, Florida 33063 ("**Grantee**").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey, and confirm unto Grantee all that certain land lying and being in Broward County, Florida, and more particularly described on **Exhibit A** attached hereto and made a part hereof (the "**Property**").

TOGETHER WITH all easements, rights-of-way and privileges appurtenant thereto.

SUBJECT TO all applicable laws including zoning, and land use regulations, all easements, restrictions, covenants, agreements, conditions or other matters of record and the lien of real estate taxes, for the current year and subsequent years.

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

AND Grantor hereby covenants with Grantee that Grantor will warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor.

[SIGNATURE ON NEXT PAGE]

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on its behalf by its duly authorized officer on the day and year first above written.

Signed sealed and delivered in the presence of:

GRANTOR:

GSR RE Partners LLC, a Florida limited liability company

WITNESSES:

By: _____

By: _____

Print Name: _____

Name: Alexander S. Rosemurgy, II
Title: Manager

Address: _____

By: _____

Print Name: _____

Address: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2025, by Alexander S. Rosemurgy, II, as the Manager of GSR RE Partners LLC, a Florida limited liability company on behalf of such company. He ☐ is personally known to me or ☐ has produced _____ as identification.

[NOTARY SEAL]

My commission expires:

Notary Public

Printed Name of Notary Public

EXHIBIT A - LEGAL DESCRIPTION

GSR PARCELS: LAND SWAP TO THE CITY BLOCK 13

A PARCEL OF LAND BEING A PORTION OF TRACT 24 BLOCK 89, PALM BEACH FARMS COMPANY PLAT NO. 3 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45-54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT 24, OF SAID PLAT;

THENCE NORTH 00°25'05" WEST ALONG THE EAST LINE OF SAID TRACT 24, AND ALSO BEING THE WEST RIGHT-OF-WAY LINE OF BANKS ROAD A DISTANCE OF 385.07 FEET;

THENCE SOUTH 89°37'38" WEST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 89°37'38" WEST, A DISTANCE OF 313.08 FEET;

THENCE SOUTH 00°25'05" EAST, A DISTANCE OF 310.05 FEET;

THENCE SOUTH 45°19'50" EAST, A DISTANCE OF 35.37 FEET;

THENCE NORTH 89°37'33" EAST, A DISTANCE OF 263.16 FEET;

THENCE NORTH 44°36'22" EAST, A DISTANCE OF 35.27 FEET;

THENCE NORTH 00°25'05" WEST, A DISTANCE OF 310.12 FEET BACK TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 104,281.39 SQUARE FEET, (2.3940 ACRES), MORE OR LESS.

Prepared by and Return to:

Jeffrey A. Deutch, Esq.
Nelson Mullins Riley & Scarborough, LLP
1905 NW Corporate Blvd., Suite 310
Boca Raton, FL 33431

Parcel ID: 484218010160 and 484218010170

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this ____ day of _____, 2025, by **GSR RE PARTNERS, LLC**, a Florida limited liability company, whose address is 1801 S Federal Hwy, Boca Raton, Florida 33432 ("**Grantor**"), to **City of Coconut Creek**, a Florida municipal corporation, whose address is 4800 Copans Road, Coconut Creek, Florida 33063 ("**Grantee**").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey, and confirm unto Grantee all that certain land lying and being in Broward County, Florida, and more particularly described on **Exhibit A** attached hereto and made a part hereof (the "**Property**").

TOGETHER WITH all easements, rights-of-way and privileges appurtenant thereto.

SUBJECT TO all applicable laws including zoning, and land use regulations, all easements, restrictions, covenants, agreements, conditions or other matters of record and the lien of real estate taxes, for the current year and subsequent years.

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

AND Grantor hereby covenants with Grantee that Grantor will warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor.

[SIGNATURE ON NEXT PAGE]

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on its behalf by its duly authorized officer on the day and year first above written.

Signed sealed and delivered in the presence of:

GRANTOR:

GSR RE Partners LLC, a Florida limited liability company

WITNESSES:

By: _____

By: _____

Print Name: _____

Name: Alexander S. Rosemurgy, II
Title: Manager

Address: _____

By: _____

Print Name: _____

Address: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2025, by Alexander S. Rosemurgy, II, as the Manager of GSR RE Partners LLC, a Florida limited liability company on behalf of such company. He ☐ is personally known to me or ☐ has produced _____ as identification.

[NOTARY SEAL]

My commission expires:

Notary Public

Printed Name of Notary Public

EXHIBIT A - LEGAL DESCRIPTION

GSR PARCELS - LAND SWAP TO THE CITY - CIVIC NODE CIRCULATION

A PARCEL OF LAND BEING A PORTION OF TRACT 24 BLOCK 89, PALM BEACH FARMS COMPANY PLAT NO. 3 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45-54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT 24, OF SAID PLAT;

THENCE NORTH 00°25'05" WEST ALONG THE EAST LINE OF SAID TRACT 24, AND ALSO BEING THE WEST RIGHT-OF-WAY LINE OF BANKS ROAD A DISTANCE OF 385.07 FEET;

THENCE SOUTH 89°37'38" WEST, A DISTANCE OF 338.08 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUE SOUTH 89°37'38" WEST, A DISTANCE OF 457.78 FEET;

THENCE SOUTH 00°24'20" EAST, A DISTANCE OF 308.57 FEET;

THENCE SOUTH 44°37'43" WEST, A DISTANCE OF 34.53 FEET;

THENCE SOUTH 89°16'34" EAST, A DISTANCE OF 109.97 FEET;

THENCE NORTH 45°16'52" WEST, A DISTANCE OF 36.17 FEET;

THENCE NORTH 00°24'20" WEST, A DISTANCE OF 224.46 FEET;

THENCE NORTH 44°36'39" EAST, A DISTANCE OF 35.37 FEET;

THENCE NORTH 89°37'38" EAST, A DISTANCE OF 287.79 FEET;

THENCE SOUTH 45°23'44" EAST, A DISTANCE OF 35.34 FEET;

THENCE SOUTH 00°25'05" EAST, A DISTANCE OF 225.08 FEET;

THENCE SOUTH 44°36'14" WEST, A DISTANCE OF 35.37 FEET;

THENCE NORTH 89°37'33" EAST, A DISTANCE OF 109.99 FEET;

THENCE NORTH 45°19'50" WEST, A DISTANCE OF 35.37 FEET;

THENCE NORTH 00°25'05" WEST, A DISTANCE OF 310.05 FEET BACK TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 62,289.34 SQUARE FEET, (1.4300 ACRES), MORE OR LESS.