
MEMORANDUM

TO: JERRY A. BENTROTT, CITY MANAGER

FROM: PAM E. BOOKER HAKIM, SENIOR ASSISTANT CITY ATTORNEY 

DATE: DECEMBER 8, 2011

SUBJECT: LTC RANCH – PHOENIX METAL PRODUCTS, INC.

On or about December 3, 2007, the City of Port St. Lucie entered into a Purchase and Sale Agreement with Phoenix Metal Products, Inc., for the conveyance of Parcel 3, within LTC Ranch Industrial Park. The property is approximately 4.65 acres. Phoenix has been unable to meet the contractual obligations under the terms and conditions of the Purchase and Sale Agreement due to the economic downturn. Phoenix does not see a turn around for their industry in the near future that would allow them to meet those obligations. Therefore, they have requested that the property be given back to the City of Port St. Lucie. Attached please find a Warranty Deed from Phoenix Metals to the City of Port St. Lucie for the re-conveyance of Parcel 3. If this is acceptable to the City Council, the attached deed will be executed and recorded prior to December 31, 2011. Should you have any questions or need any additional information, please contact me at 873-6525.

PBH/dmf

RECEIVED

DEC 08 2011

City Manager's Office

This instrument was prepared
And returned to
Pam E. Booker Hakim
Senior Assistant City Attorney
City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772)-873-6525

Parcel ID #: 3301-700-0022-000/2

WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and executed this _____ day of _____, 2011 by WILBROOKS, LLC, a Florida limited liability company, hereinafter called the Grantor, to CITY OF PORT ST. LUCIE, a Florida municipal corporation, whose address is 121 S.W. Port St. Lucie Boulevard, Port St. Lucie, Florida 34984-5099, hereinafter called the Grantee.

(Wherever used herein the terms "Grantors" and "Grantee" include all the parties to this instrument and their respective heirs, legal representatives, successors and assigns.)

WITNESSETH:

That the Grantor, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in St. Lucie County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO

SUBJECT TO restriction, reservations, covenants and easements of record, if any, to the extent that the same are valid an enforceable, and to taxes subsequent to December 31, 2011, and.

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 sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2011.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
in the presence of:

WITNESS:

WILBROOKS, LLC, a Florida limited
liability company

Witness #1 Signature

By: _____

Phillip B. Price, III, Manager

Witness #1 Printed Name

Witness #2 Signature

By: _____

William J. Wilcox Jr., Manager

Witness #2 Printed Name

STATE OF _____

COUNTY OF _____

The foregoing instrument as acknowledged before me this ____ day of _____, 2011, by Phillip B. Price, III, Manager of Wilbrooks, LLC. Said person (check one) ___ is personally known to me, or has produced _____ as identification.

Signature

Printed Name

Notary Public, State of _____

The foregoing instrument as acknowledged before me this ____ day of _____, 2011, by William J. Wilcox, Jr., Manager of Wilbrooks, LLC. Said person (check one) ___ is personally known to me, or has produced _____ as identification.

Signature

Printed Name

Notary Public, State of _____

Exhibit A

Parcel 3, L.T.C. RANCH P.U.D. #1, according to the map or plat thereof, as recorded in Plat Book 40, Page 1, of the Public Records of St. Lucie County, Florida.