

This instrument prepared by:
Ellen MacArthur - Real Property Division
Martin County
2401 SE Monterey Road
Stuart, FL 34996



Inst. # 3150667
Bk: 3525 Pg: 2754 Pages: 1 of 4
Recorded on: 10/8/2025 12:31 PM Doc: D
Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County, FL
Rec Fees: \$35.50 Deed Tax: \$0.70

Project Name: PBS Headquarters ROW
Project Number: 4193
PCN: 34-38-42-002-000-00160-5
34-38-42-002-000-00180-1
34-38-42-002-000-00190-9

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED made this 8th day of October, 2025, by **NOLAN PROPERTIES LLC**, a Florida limited liability company, whose mailing address is 30 E. Riverside Drive, Jupiter, Florida, 33469, ("Grantor"), to **MARTIN COUNTY**, a political subdivision of the State of Florida, whose address is 2401 S.E. Monterey Road, Stuart, Florida 34996, ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, conveys, and confirms unto Grantee all that certain land situate in Martin County, Florida, on Exhibit "A" attached hereto more particularly described (the "Land").

SUBJECT TO conditions, restrictions, reservations, limitations and easements of record and taxes for the year 2024 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, Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

Grantor further warrants that there are no mortgages encumbering the Property.

Accepted pursuant to
Resolution No. _____

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

Signed, sealed and delivered
in the presence of:

NOLAN PROPERTIES LLC, a Florida limited
liability company

Kimberly Underwood
Witness Name: Kim Underwood
Witness Address: 5068 SE Lisbon Circle
Shart, FL 34994

By: Michael E. Nolan
Michael E. Nolan, Manager

Sarah Nulth
Witness Name: Sarah Nulth
Witness Address: 2795 SW Bridgeway St
Palm City, FL 34990

By: Tammy A. Nolan
Tammy Nolan, Manager

Tarah Pierre-Gilles
Witness Name: Tarah Pierre-Gilles
Witness Address: 2434 SW Hinchman
Street, PSL, 34984

Barbara James
Witness Name: Barbara James
Witness Address: 2352 SE BOUNTY AVE
Port St. Lucie, FL 34952

STATE OF FLORIDA }
COUNTY OF Martin }

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 8th day of October, 2025, by Michael E. Nolan and Tammy Nolan, Managers of NOLAN PROPERTIES LLC, a Florida limited liability company, on behalf of the company, who are (X) personally known to me or have produced _____ () as identification.

(NOTARY SEAL)



KIMBERLY UNDERWOOD
Notary Public
State of Florida
Comm# HH517344
Expires 4/17/2028

Kimberly Underwood
Notary Public, State of Florida

Printed Name: Kimberly Underwood

My Commission Expires: 4/17/2028

LEGAL DESCRIPTION**ANSTIS AVENUE – ADDITIONAL RIGHT-OF-WAY DEDICATION**

THE SOUTHERLY 2.54 FEET OF LOTS 16 THROUGH 19, ANSTIS SUBDIVISION, BEING AN UNRECORDED PLAT, LYING IN LOT 78, GOMEZ GRANT & JUPITER ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFOREMENTIONED LOT 78, GOMEZ GRANT & JUPITER ISLAND; THENCE NORTH 21°10'42" WEST ALONG THE WEST LINE OF SAID LOT 78, A DISTANCE OF 300.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SE ANSTIS PLACE (BEING A 50' R/W); THENCE NORTH 68°42'18" EAST (BEING AN ASSUMED BEARING AND ALL OTHERS HEREIN RELATIVE THERETO), A DISTANCE OF 325.00 FEET TO THE SOUTHWEST CORNER OF AFOREMENTIONED LOT 16, ANSTIS SUBDIVISION; THENCE NORTH 21°10'42" WEST ALONG THE WEST LINE OF SAID LOT 16, A DISTANCE OF 2.54 FEET; THENCE NORTH 68°42'18" EAST ALONG A LINE BEING 2.54 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF SE ANSTIS PLACE, A DISTANCE OF 260.00 FEET TO A POINT ON THE EAST LINE OF AFORESAID LOT 19, ANSTIS SUBDIVISION; THENCE SOUTH 21°10'42" EAST ALONG SAID EAST LINE, A DISTANCE OF 2.54 FEET TO A POINT ON THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF SE ANSTIS PLACE; THENCE SOUTH 68°42'18" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 661 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES

1. NOT VALID WITHOUT ALL SHEETS AND THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON REFERENCE THE NORTHERLY RIGHT-OF-WAY LINE OF SE ANSTIS AVENUE HAVING AN ASSUMED BEARING OF N 68°42'18" E AND ALL OTHERS BEING RELATIVE THERETO.

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PAGE 1 OF 2
(NOT VALID WITHOUT ALL PAGES)

SKETCH NO.: 821031_ANSTIS SKETCH.dwg NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH UNDER CHAPTER 5J-17 F.A.C. BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS.

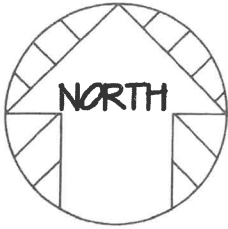
RL VAUGHT & ASSOCIATES, INC.

 **SURVEYORS, MAPPERS & PLANNERS**
LICENSED SURVEY BUSINESS NUMBER 5879
9075 SE BRIDGE ROAD; HOBE SOUND 33455
MAIL: P.O. BOX 160 HOBE SOUND, FL 33475
PHONE: 772-546-8086 FAX: 772-546-8087
EMAIL: survey@rivaught.com 

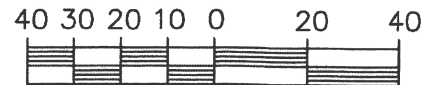
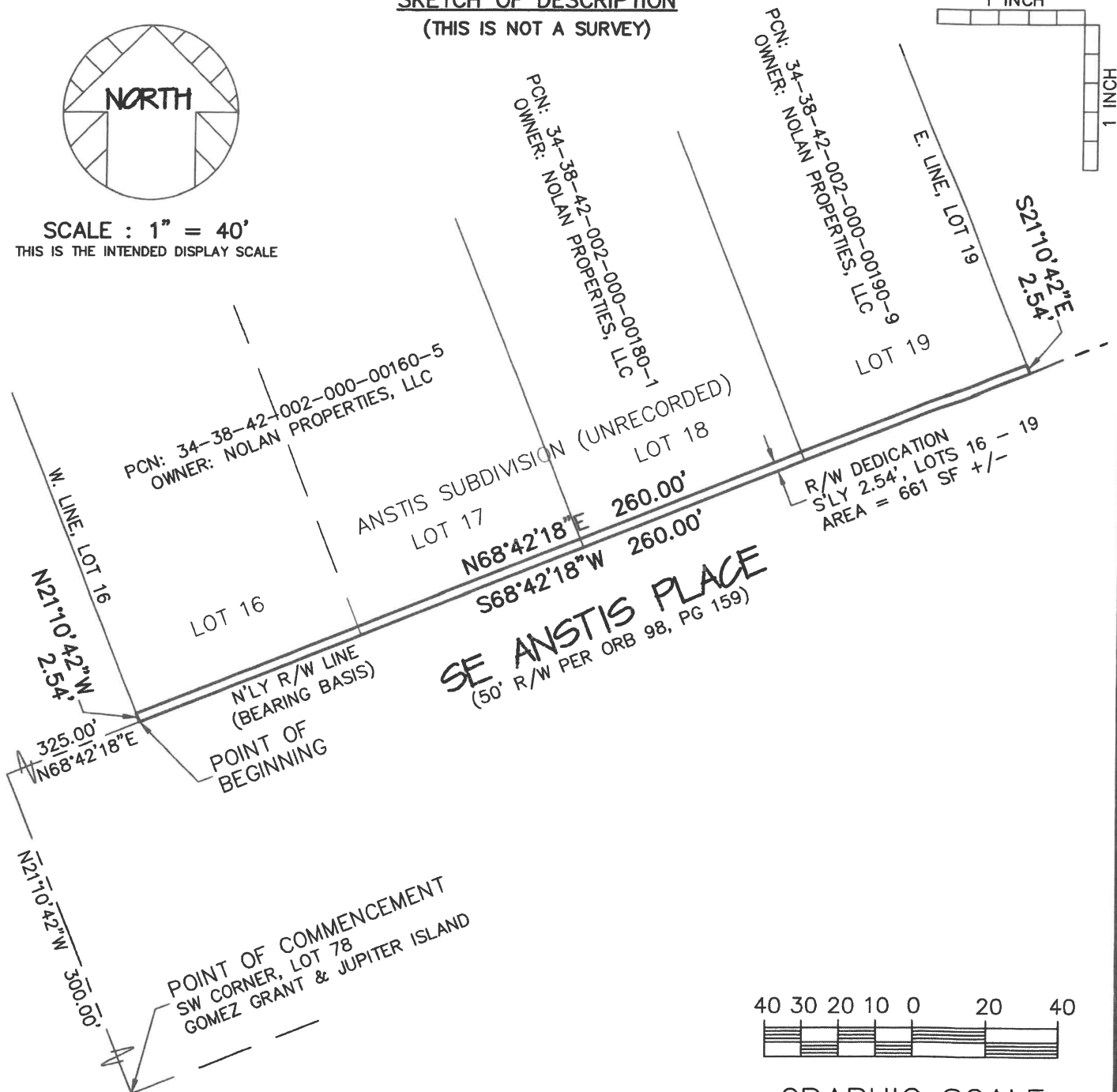
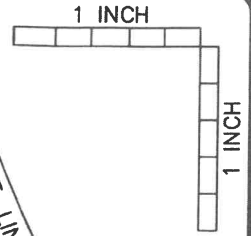
DATE OF SKETCH: 07/14/2025
SCALE: N/A W.O. #: 821031
REVISIONS:


FLORIDA REGISTRATION #6736
P. Michael Zarrella PSM

SKETCH OF DESCRIPTION
(THIS IS NOT A SURVEY)



SCALE : 1" = 40'
THIS IS THE INTENDED DISPLAY SCALE



GRAPHIC SCALE

LEGEND:

ORB	OFFICIAL RECORDS BOOK
PCN	PARCEL CONTROL NUMBER
PG	PAGE
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
+/-	MORE OR LESS

RL VAUGHT & ASSOCIATES, INC.
SURVEYORS, MAPPERS & PLANNERS

LICENSED SURVEY BUSINESS NUMBER 5879
9075 SE BRIDGE ROAD; HOBE SOUND 33455
MAIL: P.O. BOX 160 HOBE SOUND, FL 33475
PHONE: 772-546-8086 FAX: 772-546-8087
EMAIL: survey@rivaught.com

DATE OF SKETCH: 07/14/2025	SHEET: 2 OF 2	W.O. #: 821031	SKETCH NO. 821031_ANSTIS SKETCH
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