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

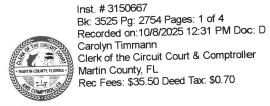
Project Name: PBS Headquarters ROW

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 the day of Liphel, 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 auhority 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.

written. Signed, sealed and delivered NOLAN PROPERTIES LLC, a Florida limited in the presence of: liability company lichael E. Nolan, Manager Witness Address: 506 Witness Name: Tarah Witness Address: 2434 Sw Hinchman Witness Name: Barbara Witness Address: 2352 SEB Port St. Lucie FL 34950 STATE OF FLORIDA, COUNTY OF 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 personally known to me or have produced () as identification. (NOTARY SEAL) Notary Public, State of Florida KIMBERLY UNDERWOOD Notary Public State of Florida Comm# HH517344 Expires 4/17/2028

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

My Commission Expires:

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

- NOT VALID WITHOUT ALL SHEETS AND THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 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:

LORDA REGISTRATION #6736
P. Michael Zarrella PSM

