



736 Colorado avenue, Suite a, Stuart, Florida 34994 ·phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

December 3, 2024

Ownership Search

Prepared For: LUCIDO & ASSOCIATES

We hereby certify that a search has been made of the Martin County Property Appraiser's records regarding a 500-foot area surrounding the following described parcel of land:

See Exhibit "A" attached hereto & made a part hereof.

TAX ID: See Exhibit "B" attached hereto
OWNER: & made a part hereof.
ADDRESS:

The apparent property owners of land surrounding the above referenced property are as follows: The list does not include any owners who qualify for confidentiality (See attached).

Iris M. Crews

icrews



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OWNERSHIP REPORT
SEARCH NO. P24-11972IC

THE ATTACHED REPORT IS ISSUED TO LUCIDO & ASSOCIATES.
THE ATTACHED REPORT MAY NOT BE RELIED ON BY ANY OTHER PARTY. NO
LIABILITY IS ASSUMED BY STEWART NATIONAL TITLE INSURANCE COMPANY
FOR ANY UNAUTHORIZED USE OR RELIANCE. THIS OWNERSHIP REPORT IS
ISSUED PURSUANT TO FLORIDA STATUTE SECTION 627.7843 AND LIABILITY
HEREUNDER FOR INCORRECT INFORMATION IS LIMITED TO THE AMOUNT PAID
FOR THE REPORT.

The attached Report prepared in accordance with the instructions given by the
user named above includes a listing of the owner(s) of a 500-foot area
surrounding subject property. It is the responsibility of the party named above to
verify receipt of each document listed. If a copy of any document listed is not
received, the office issuing this Report must be contacted immediately. This
Report does not include easements, restrictions, notices or other documents not
listed above.

This Report does not insure or guarantee the validity or sufficiency of any
document attached nor is it to be considered a title insurance policy, an opinion of
title, a guarantee of title or as any other form of guarantee or warranty of title.
This Report shall not be used for the issuance of any title insurance policy or form.

Use of the term "Report" herein refers to this Ownership Report and the documents
attached hereto.

The land referred to herein is described as follows:

See Exhibit "A" attached hereto & made a part hereof.

PRESTIGE TITLE AGENCY, INC.

736 Colorado Ave. Ste. A, Stuart FL 34994

By: *icrews*

Iris M. Crews

01197252

96 OCT -2 PM 3:51

Record and Return to:
Garey N. Maietta, Esquire
194 Nassau Street
Princeton, NJ 08542

This Instrument Prepared by:
Henry N. Portner, Esquire
194 Nassau Street
Princeton, NJ 08542

RECORDED \$ 2800.00 MARSHA STILLER
INDEXED \$ _____ MARTIN COUNTY
DOC. ASSESS \$ _____ CLERK OF CIRCUIT COURT
INT. TAX \$ _____ D.C.

Property Appraisers Parcel
Identification (Folio) Number(s):
19-40-43-000-000-00420.80000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 17th day of September, 1996, by Jeffrey H. Sands, as Trustee having his principal place of business at 194 Nassau Street, Princeton, New Jersey 08542, (hereinafter called the "Grantor") and Jupiter Hills Club, having its principal place of business at 17800 S.E. Federal Highway, Tequesta, Florida 33469 (hereinafter called the "Grantee"):

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other valuable consideration, receipt and sufficiency 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 Martin County, Florida, to wit:

Phase IX of Jupiter Hills Village consisting of a parcel of land situated in Section 19, Township 40 South, Range 43 East, Martin County, Florida, and being further a portion of Parcel 1-V and 3-G.C. in Jupiter Hills as more fully set forth on the legal description attached hereto and incorporated herein as Exhibit "A" (the "Property").

SUBJECT TO: (1) all conditions, easements, reservations and restrictions of record; (2) all applicable zoning ordinances; and (3) taxes for 1996 and subsequent years.

Grantor herein acknowledges that the Property is not now nor has it ever been the homestead of Grantor.

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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby warrants said land hereby conveyed against any lawful claims of all persons claiming by, through or under the said Grantor.

EXHIBIT "A"

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

Witnesses:

Gary N. Maietta

Carolyn Wilman

By:

Jeffrey H. Sands, as
Trustee

STATE OF NEW JERSEY

COUNTY OF MERCER

I HEREBY CERTIFY, that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Jeffrey H. Sands, as trustee. He is personally known to me and he acknowledged before me that he is the person described in and who executed the foregoing instrument.

WITNESS MY HAND and official seal in the State and County last aforesaid this 17th day of September, 1996.



Gail E. Waterman

My Commission Expires:

GAIL E. WATERMAN
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Oct 17, 1999

EXHIBIT "A"

JUPITER HILLS VILLAGE
EXHIBIT PHASE IX
#94-140

A PARCEL OF LAND SITUATED IN SECTION 19, TOWNSHIP 40 SOUTH, RANGE 43 EAST, MARTIN COUNTY, FLORIDA, BEING A PORTION OF PARCEL 1-V AND 3-G.C. IN JUPITER HILLS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD WITH A LINE 50.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 24, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA; THENCE SOUTH 89°16'36" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 244.93 FEET; THENCE SOUTH 89°17'06" EAST, ALONG A LINE 50.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 19, A DISTANCE OF 938.25 FEET; THENCE NORTH 00°42'54" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 27°16'48" EAST, A DISTANCE OF 55.90 FEET; THENCE SOUTH 89°17'06" EAST, A DISTANCE OF 183.43 FEET; THENCE NORTH 26°06'04" EAST, A DISTANCE OF 509.19 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 13°39'57" WEST, A DISTANCE OF 669.44 FEET; THENCE NORTH 78°18'29" EAST, A DISTANCE OF 97.52 FEET; THENCE NORTH 03°43'00" WEST, A DISTANCE OF 29.29 FEET; THENCE NORTH 73°09'57" EAST, A DISTANCE OF 86.92 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO.1, PROJ. 191-B[3023]); THENCE SOUTH 16°50'03" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1000.00 FEET; THENCE NORTH 89°17'06" WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 220.98 FEET; THENCE NORTH 16°50'03" WEST, A DISTANCE OF 245.17 FEET; THENCE SOUTH 73°09'57" WEST, A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF 4.588 ACRES, MORE OR LESS.

PROJECT NAME: PHASE IX		REVISIONS:	
JUPITER HILLS SKETCH			
AND LEGAL DESCRIPTION			
LINDAHL, BROWNING, FERRARI & HELLSTROM, INC. CONSULTING ENGINEERS, PLANNERS & SURVEYORS 210 JUPITER LAKES BLVD. P.O. BOX 727 JUPITER, FLORIDA 33460 2222 COLONIAL ROAD SUITE 201 FORT PIERCE, FLORIDA 34950		Scale 1"=200'	Field JS Design Drawn C.H.K. Checked P.V.
2400 E.E. MONTEREY ROAD SUITE 300 STUART, FLORIDA 34996 2009 PALM BEACH LAKES BLVD. SUITE 702 WEST PALM BEACH, FLORIDA 33409	Date 3-21-96	Sheet 2 OF 2 Drawing No. L1	Field Book NA Pg. NA Work Order No. 94-0140
		EXHIBIT.DWG FILE NO.	

EXHIBIT "A"

EXHIBIT "A"

OR BK 1 198 PG 2074





MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN 19-40-43-000-000-00420-8	AIN 78937	Situs Address SE FEDERAL HWY JUPITER FL	Website Updated 3/5/24
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General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

Property Owners JUPITER HILLS CLUB INC	Parcel ID 19-40-43-000-000-00420-8	Use Code/Property Class 3800 - 3800 Golf Course/Driving Range
Mailing Address 11800 SE HILL CLUB TERR TEQUESTA FL 33469	Account Number 78937	Neighborhood GOLF Golf Courses
Tax District DISTRICT THREE MSTU	Property Address SE FEDERAL HWY JUPITER FL	Legal Acres 4.588
	Legal Description A PARCEL LYING IN SEC 19 T40S R 43E, COM...	Ag Use Size (Acre\Sq Ft) N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2023	\$ 18,810	\$ 7,200	\$ 26,010	\$ 0	\$ 26,010	\$ 0	\$ 26,010

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date 9/17/96	Grantor (Seller) SANDS, JEFFREY H (TRUSTEE)	Doc Num N/A
Sale Price \$ 400,000	Deed Type SW	Book & Page <u>1198 2072</u>

Legal Description

A PARCEL LYING IN SEC 19 T40S R 43E, COM AT PI OF S/LN & W R/W US 1, NW ALG US 1 452.43' FOR POB...CONT NW 1000', SW 86.92', SLY 29.29', SWLY 97.52', SELY 669.44', NELY 17', SELY 245.17', E 220.98' TO POB "BEING PROPOSED (COMMERCIAL PARCEL) PH IX JUPITER HILLS VILLAGE PUD" JUPITER HILLS GOLF COURSE

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

EXHIBIT "B"