

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

Project Name: Hunter Lake
RPM # 2023
PCN: 55-38-41-000-070-00070-6

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED made this 22nd day of December, 2024, between **HUNTER LAKES LLC**, a Florida limited liability company, whose address is 2100 SE Ocean Boulevard #100, Stuart, FL 34996, (“Grantor”) in favor of **MARTIN COUNTY**, a political subdivision of the State of Florida, whose address is 2401 S.E. Monterey Road, Stuart, Florida 34996, (“Grantee”).

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, 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, more particularly described in Plat Book _____, Page _____ as Lift Station Tract for the Hunter Lake Plat for the construction, reconstruction, replacement, operation, maintenance and repair of utility related equipment, including but not limited to lift station, pumps, pipelines, fences, structures and pwer line hook-ups for the ingress and egress in, under, over, across and through as may be reasonably necessary for utility lift station purposes.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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

The Grantor hereby covenents 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; will defend the same against the lawful claims of all persons whomsoever through or under Grantors, and that the land is free of all encumbrances except taxes accruing subsequent to December 31, 2023, and covenants, restrictions, agreements, limitations, reservations, and easements of record, if any reference thereto, shall not serve to impose same.

Accepted pursuant to
Resolution No. _____

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

Witnesses:

HUNTER LAKES LLC,
a Florida limited liability company

[Signature]
Witness #1 Signature
Name: James M. Clary III
Address: 2100 SE OCEAN BLVD
STUART, FL 34996

By: [Signature]
Name: Jeremiah Baron
Title: Manager of J Baron Development, LLC. as
as Manager for Hunter Lakes, LLC

[Signature]
Witness #2 Signature
Printed Name: Jamison Weeks
Address: 2100 SE Ocean Blvd
Stuart, FL 34996

STATE OF FLORIDA,
COUNTY OF MARTIN,

The foregoing instrument was signed, delivered, and acknowledged before me by means of physical presence or online notarization this 22 day of October, 2024, by Jeremiah Baron, who is the Manager of J Baron Development LLC, a Florida limited liability company, Manager of Hunter Lakes LLC, who is personally known to me or produced _____ as identification.

(NOTARY PUBLIC SEAL)

[Signature]
Notary Public Signature
Name: JAMES M. CLARY III
My commission expires: 9/13/26

