



Prepared by and return to:
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File Number: P09S153

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Warranty Deed

(THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION)

This Warranty Deed made this 5 day of December, 2019, between **Bruner Parks LLC**, a Florida limited liability company (collectively "Grantor"), and **Martin County**, a political subdivision of the State of Florida, whose mailing address is 2401 SE Monterey Road, Stuart, Florida 34996 (collectively "Grantee"):

(Whenever 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, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains and conveys to said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in **Martin County, Florida**, to-wit:

See Exhibit "A" attached hereto and made a part hereof

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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 said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to convey said land; that 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, 2018**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

BRUNER PARKS LLC, a Florida limited liability company

Debbie Mahan
Print Name: Debbie Mahan
Witness #1

Jeffrey C. Bruner
By: Jeffrey C. Bruner
Its: Mgt. Member

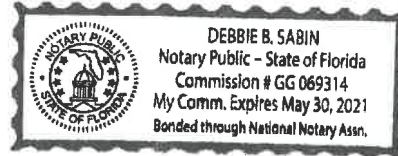
Debbie B. Sabin
Print Name: Debbie B. Sabin
Witness #2

State of Florida)
County of Martin)

The foregoing instrument was acknowledged before me this 5 day of December, 2019, by Jeffrey Bruner, as Managing Member of Bruner Parks LLC, a Florida limited liability company, on behalf of said company, who [] are personally known to me or who [] have produced _____ as identification.

[Notary Seal]

Debbie B. Sabin
Notary Public
Printed Name:
My Commission expires:



ACCEPTED PURSUANT TO RESOLUTION 18-11.15

THIS DEED IS A CONVEYANCE OF UNENCUMBERED PROPERTY FOR NO CONSIDERATION AND IS NOT SUBJECT TO FLORIDA DOCUMENTARY STAMP TAX PURSUANT TO SECTION 12B-4.014(2), FLORIDA ADMINISTRATIVE CODE.

Exhibit "A"
Legal Description

BEING A PORTION OF LOT 11 AND 14 "TROPICAL FRUIT FARMS" AS RECORDED IN PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. LYING IN SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY FLORIDA. LYING SOUTH OF STATE ROAD 76, EAST OF THE SUNSHINE STATE PARKWAY, AND WEST OF SW OLD KANSAS AVENUE. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF THE SUNSHINE STATE PARKWAY AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 76; THENCE NORTH 49°05'46" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 (S.W. KANNER HIGHWAY) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89095-2412 PAGES 7 & 8 (NOTE: ALL BEARINGS REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NAD 88/90), A DISTANCE OF 636.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 49°05'46" EAST, A DISTANCE OF 130.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 04°05'46" WEST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 40°54'14" EAST, A DISTANCE OF 170.50 FEET TO THE BEGINNING OF A CURVE BEING CONCAVE TO THE SOUTHWEST, A RADIUS OF 640.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°44'44", A DISTANCE OF 209.39 FEET; THENCE SOUTH 22°09'30" EAST, A DISTANCE OF 26.82 FEET TO THE BEGINNING OF A CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 68°18'55", A DISTANCE OF 29.81 FEET; THENCE NORTH 89°31'35" EAST, A DISTANCE OF 39.11 FEET; THENCE NORTH 44°31'35" EAST, A DISTANCE OF 49.50 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF S.W. OLD KANSAS AVENUE; THENCE SOUTH 00°28'25" EAST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 150.00 FEET; THENCE, DEPARTING SAID RIGHT-OF-WAY, NORTH 45°28'25" WEST, A DISTANCE OF 49.50 FEET; THENCE SOUTH 89°31'35" WEST, A DISTANCE OF 39.11 FEET TO THE BEGINNING OF A CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 105.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE 68°18'55", A DISTANCE OF 125.19 FEET; THENCE NORTH 22°09'30" WEST, A DISTANCE OF 26.82 FEET TO THE BEGINNING OF A CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 560.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°44'44". A DISTANCE OF 183.22 FEET; THENCE NORTH 40°54'14" WEST, A DISTANCE OF 170.50 FEET; THENCE NORTH 85°54'14" WEST, A DISTANCE OF 35.36 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL ALSO DESCRIBED AS AND DEDICATED TO MARTIN COUNTY AS "TRACT A" RIGHT-OF-WAY FOR SW JACK JAMES DRIVE ON THE PLAT OF STUART 95 PLAZA P.U.D. (C), RECORDED IN PLAT BOOK 17, PAGE 9, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, RECORDED ON DECEMBER 6, 2018.