

This instrument prepared by:
Real Property Division
Carla Segura, FRP for
Martin County
2401 SE Monterey Road
Stuart, FL 34996

Project Name: Ella Development Donation-Yeiser RP # 4325
PCNs: 26-39-42-001-001-00010-0
26-39-42-001-001-00020-0

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SPACE ABOVE THIS LINE FOR RECORDING DATA

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this _____ day of _____, 2026, by **LOUISE C. YEISER**, a single woman, whose address is 502 Spanish Tract Road, Sewickley, PA 15143, ("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 paid to Grantor by Grantee, the receipt and sufficiency of which is hereby acknowledged, grants, bargains sells and conveys to Grantee the following described land (the "Property"), situate, lying and being in Martin County, Florida, to-wit:

See EXHIBIT "A" attached hereto and made a part hereof.

SUBJECT TO conditions, restrictions, reservations, limitations and easements of record and taxes for the year 2026 and subsequent years. Pursuant to Section 12B-4.014(2)(a), F.A.C., this is a gift of unencumbered property for which no tax is due.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining for so long as the Property is used for conservation and recreational purposes for the benefit of the public as set forth herein.

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 warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor. Grantor further warrants that there are no mortgages encumbering the Property.

Accepted pursuant to
Resolution No. _____

It is the express intent of the parties hereto that the Property shall be maintained in perpetuity by Grantee for conservation and recreational purposes for the benefit of the public and to facilitate the public's use and enjoyment of the adjoining Hobe Sound Scrub Preserve. Permissible uses of the Property may include additional parking, picnic tables, benches, trails and boardwalks. If any structure is built on the Property, it shall be constructed with minimal impact to the natural state of the Property except that exotic and/or invasive vegetation shall be eradicated. Grantor and Grantee intend that the aforementioned restrictions will be legally binding on Grantee and its successors-in-interest in perpetuity, and that Grantee and its successors-in-interest must comply with the terms of this Special Warranty Deed, including such restrictions, notwithstanding any future change in federal or state laws or regulations authorizing the release, extinguishment, amendment, or other alteration of such restrictions. Grantee expressly accepts the conveyance of the Property subject to such restrictions and assumes the obligation to maintain and preserve the Property in accordance with the terms of this Special Warranty Deed in perpetuity for conservation and recreational purposes for the benefit and on behalf of the public and to acknowledge the donation of the Property in perpetuity. The stated terms and purpose of this Warranty Deed shall be enforceable by the public in a court of competent jurisdiction.

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

WITNESSES:

Witness #1 Signature
Printed Name: _____
Address: _____

Witness #2 Signature
Printed Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

GRANTOR:

By: _____
Print Name: Louise C. Yeiser

The foregoing instrument was acknowledged before me () by means of physical presence or () online notarization this _____ day of _____, 2026, by Louise C. Yeiser, who is () personally known to me or () has produced _____ as identification.

Notary Public, State of _____
Print Name: _____
My Commission Expires: _____

EXHIBIT "A"

The Property referred to herein below is situated in the County of Martin, State of Florida and is described as follows:

Parcel 1:

A parcel of land lying within Lots 1, 2, 3 & 10, Block 1. Together with a portion of (closed) Ridge Avenue, Hobe Sound, according to the plat thereof as recorded in Plat Book 2, Page 99 and Replated as Amended Plat Block 1, 2 & 3 Hobe Sound, as recorded in Plat Book 10, Page 9 of the Public Records of Palm Beach (Now Martin) County, Florida, being more particularly described as follows;

Beginning at the most Southerly corner of Lot 10 of said Block 1, said point being the intersection of the Southerly line of said Lot 10 and the Northerly right of way line of Hillside Circle (a 50.00 foot wide right of way); thence North 36 degrees 46 minutes 08 seconds East along the Southeast line of Lot 10 of said Block 1 (as a basis of Bearings), a distance of 25.00 feet; thence North 53 degrees 13 minutes 52 seconds West parallel with said Southerly line of Lot 10, a distance of 100.04 feet to a point on the Northwest line of said Lot 10, Block 1; thence South 36 degrees 46 minutes 08 seconds West along said Northeasterly line, a distance of 25.00 feet to a point being the most Westerly corner of said Lot 10, Block 1; thence South 53 degrees 13 minutes 52 seconds East along the Southeasterly line of said Lot 10, a distance of 100.04 feet to the Point of Beginning.

Together with

Commence at the Easterly corner of said Lot 3, said point being the intersection of the East line of said Lot 3 and Northerly line of a 15.00 foot Alley; thence South 36 degrees 46 minutes 08 seconds West, a distance of 26.09 feet to the Point of Beginning; thence continue South 36 degrees 46 minutes 08 seconds West along the North line of said 15.00 foot Alley, a distance of 178.88 feet to a point on the centerline of said (closed) Ridge Avenue (a 70.00 foot right of way; thence North 39 degrees 03 minutes 43 seconds West along said centerline, a distance of 129.45 feet to a point on the West line of Section 26, Township 39 South, Range 42 East; thence North 00 degrees 00 minutes 14 seconds West along the West line of said Section 26, a distance of 155.70 feet; thence South 61 degrees 25 minutes 06 seconds East, a distance of 220.98 feet to the Point of Beginning.

Parcel 2:

A parcel of land lying within Lots 2, 3 & 10, Block 1. Together with a portion of (closed) Ridge Avenue adjacent to the North line of said Lots 2 and 3 and together with a portion of

unnumbered Triangle lying Southwest of Lots 1, 2 and 3, Block 2, lying Southwesterly of the Northwest extension of the boundary line between Lots 3 and 4, Block 1, Hobe Sound, according to the plat thereof as recorded in Plat Book 2, Page 99 and Replatted as Amended Plat Block 1, 2 & 3 Hobe Sound, as recorded in Plat Book 10, Page 9 of the Public Records of Palm Beach (Now Martin) County, Florida. Being more particularly described as follows;

Beginning at the most Easterly corner of said Lot 10, said point being the intersection of the Easterly line of said Lot 10 and the Northerly right of way line of Hillside Circle (50.00 foot wide right of way): thence South 36 degrees 46 minutes 08 seconds West along the Southeast line of said Lot 10 (as a basis of Bearings), a distance of 25.00 feet; thence North 53 degrees 13 minutes 52 seconds West parallel with the Easterly line of Lot 10, a distance of 100.04 feet to a point on the Northwest line of Lot 10; thence North 36 degrees 46 minutes 08 seconds East along said Northerly line, a distance of 25.00 feet to a point on the most Northerly corner of said Lot 10; thence South 53 degrees 13 minutes 52 seconds East along the Northeast line of said Lot 10, a distance of 100.04 to the Point of Beginning.

Together with

Beginning at the most Easterly corner of Lot 3 of said Block 1, said point being the intersection of the North line of a 15.00 foot Alley and the East line of said Lot 3; thence South 36 degrees 46 minutes 08 seconds West along said North line, a distance of 26.09 feet; thence North 61 degrees 25 minutes 06 seconds West, a distance of 220.98 feet to a point on the West line of Section 26, Township 39 South, Range 42 East: thence North 00 degrees 00 minutes 14 seconds West along the West line of said Section 26, a distance of 10.56 feet to a point on the North right of way line of Ridge Avenue: thence North 36 degrees 46 minutes 08 seconds East along said North line, a distance of 25.06 feet to a point on the West line of the unnumbered Triangle of said Block 2; thence North 00 degrees 00 minutes 14 seconds West along said West, a distance of 124.43 feet to a point having an intersection of the Northwest extension of the boundary line between Lots 3 and 4, Block 1; thence South 39 degrees 03 minutes 43 seconds East along said Northwest extension line, a distance of 308.93 to the Point of Beginning.