

Prepared by and return to:

Janet D. Hartman

Attorney at Law

Janet D. Hartman, P.A.

3500 SW Corporate Parkway Suite 202

Palm City, FL 34990

772-223-5221

File Number: **2024-08-0002**

Martin County Project Number: **ENG2024090010**

Parcel Identification Number: **34-38-40-000-035-00010-0**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 23 day of JUNE, 2025 between **CT Mino Properties LLC, a Florida limited liability company**, whose post office address is **6054 SW 52nd Terrace, Palm City, FL 34990** of the County of **Martin**, State of **Florida**, grantor, and **Martin County, a political subdivision of the State of Florida**, whose post office address is **2401 S.E. Monterey Road, Stuart, FL 34996** of the County of **Martin**, State of **Florida**, 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, has granted, bargained, and sold to the 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 INCORPORATED HEREIN

Subject to taxes for 2025 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 the grantor hereby covenants 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 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, 2024**.

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

Grantor further warrants that there are no mortgages encumbering the Property.

**Accepted Pursuant to
Resolution No. _____**

Signed, sealed and delivered in our presence:

CT Mino Properties LLC

Don Mancik
Printed Name: Don Mancik
Address: 5701 SW Sunshine Farms Way
Palm City FL 34990

By: [Signature]
Thomase E. Smith, Authorized Member

Ricco Hartman
Printed Name: Ricco HARTMAN
Address: 3051 SW. SEANOR WEST Blvd.
Palm City FL 34990

By: [Signature]
Marilyn H. Brady, Authorized Member

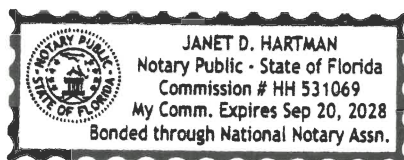
Ricco Hartman
Printed Name: Ricco HARTMAN
Address: 3051 S.W. SEANOR W. Blvd.
PALM CITY FL 34990

Dale Atkinson
Printed Name: Dale Atkinson
Address: 692 SW Pine Tree Ln.
Palm City, FL 34940

State of Florida
County of Martin

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of June, 2025 by Thomas E. Smith, Authorized Member of CT Mino Properties LLC, on behalf of the company, who ☒ is personally known to me or ☐ has produced _____ as identification.

[Notary Seal]



[Signature]
Notary Public

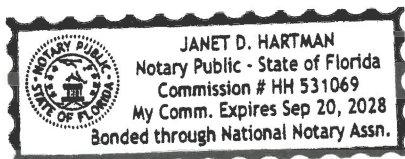
Printed Name: Janet D. Hartman

My Commission Expires: _____

State of Florida
County of Martin

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of June, 2025 by Marilyn H. Brady, Authorized Member of CT Mino Properties LLC, on behalf of the company, who ☒ is personally known to me or ☐ has produced _____ as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: Janet D. Hartman

My Commission Expires: _____

LEGAL DESCRIPTION EXHIBIT "A"

LEGAL DESCRIPTION

RIGHT OF WAY DEDICATION

Being a Parcel of land lying in Tract 35, Section 34, Township 38 South Range 40 East, Martin County, Florida, all as recorded in the Plat of Palm City Farms, Plat Book 6, page 42, Palm Beach (now Martin) County Florida and being more particularly described as follows:

COMMENCE at the East one-quarter (E 1/4) corner of said Section 34; thence, along the East-West quarter (E-W 1/4) Section line North 89°58'04" West, a distance of 1632.59 feet; thence, along the West line of the East half of said Tract 35, South 00°25'16" East, a distance of 15.00 feet to the **POINT OF BEGINNING**;

Thence, continue along the West line of the East half of said Tract 35, South 00°25'16" East, a distance of 15.00 feet; thence, along a line that is parallel with and 30.00 feet South of the aforesaid East-West quarter (E-W 1/4) Section line, North 89°58'04" West, a distance of 1.36 feet; thence South 00°01'56" West, a distance of 5.00 feet; thence North 89°58'04" West, a distance of 40.00 feet; thence North 00°01'56" East, a distance of 20.00 feet; thence, along a line that is parallel with and 15.00 feet South of the aforesaid East-West quarter (E-W 1/4) Section line, South 89°58'04" East, a distance of 41.24 feet to the **POINT OF BEGINNING**.

Containing 819.54 square feet or 0.02 acres.

Scriveners Note: Bearings and distances herein are referenced to the State Plane Coordinate System, Florida East Zone, North American Datum 1983 (NAD 83), adjustment of 2011.

This document may be reproduced upon request in an alternate format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback

2	Revised all sheets per county comments.	4/2/2025	GCY4
1	Revised legal description.	11/14/2024	GCY4
NO.	REVISIONS	DATE	BY



SKETCH & LEGAL FOR:		
CT Mino Properties, LLC		
MARTIN COUNTY		FLORIDA
Scale:	Date:	File & Drawing No.:
N/A	July 2024	24-1011-02
Drawn By:	Checked:	Sheet
G.C.Y. IV	P.A.	1 OF 4

Surveyor's Notes:

- 1) This sketch and legal description is based on office information only and does not represent a boundary survey.
- 2) This legal description shall not be valid unless:
 - A) Provided in its entirety consisting of 4 sheets, with sheets 3 & 4 being the sketch of description.
 - B) Reproductions of the description and sketch are not valid unless signed and sealed with an embossed surveyor's seal.
- 3) Bearings shown hereon are referenced to the East-West quarter (E-W ¼) Section line of Section 34, Township 38 South, Range 40 East, having a bearing of North 89°58'04" West, and all others are relative thereto.


Certification

(Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper)

I hereby certify that the Sketch and Legal Description of the property shown and described hereon was completed under my direction and said Sketch and Description is true and correct to the best of my knowledge and belief.

I further certify that this sketch and description meets the Standards of Practice for Surveys set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida State Statutes. The Sketch and Description is based on information furnished by client or client's representative.

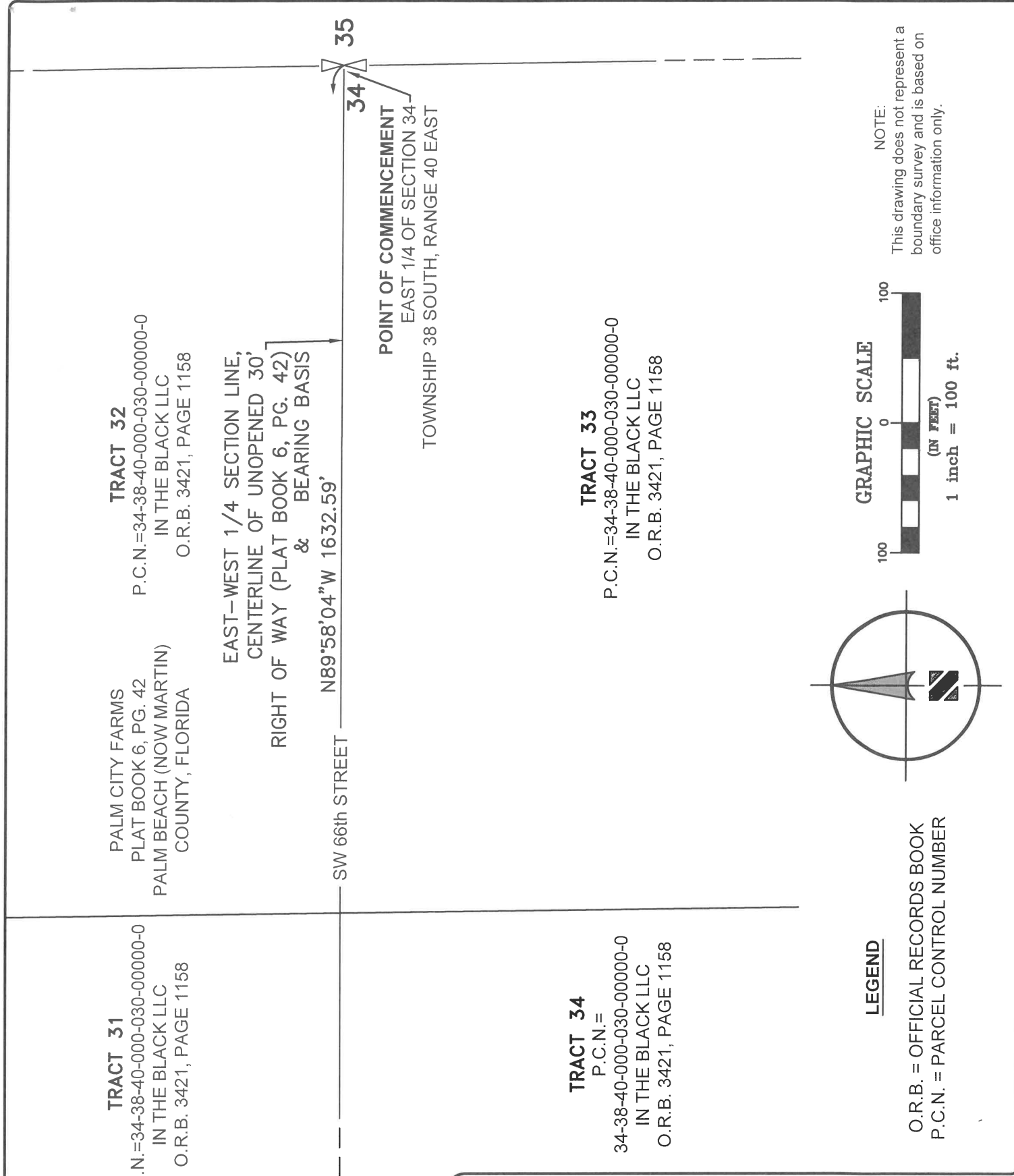
5/2/2025
Date of Signature


Peter Andersen
Professional Surveyor and Mapper
Florida Certificate No. 5199

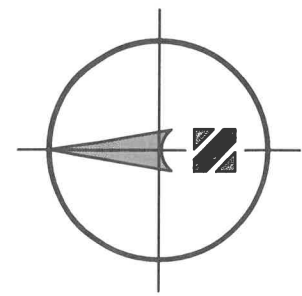
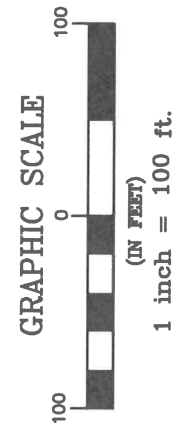
1	Revised sheet count.	11/14/2024	GCY4
NO.	REVISIONS	DATE	BY



SKETCH & LEGAL FOR:		
CT Mino Properties, LLC		
MARTIN COUNTY		FLORIDA
Scale:	Date:	File & Drawing No.:
N/A	July 2024	24-1011-02
Drawn By:	Checked:	Sheet
G.C.Y. IV	P.A.	2 OF 4



NOTE:
This drawing does not represent a
boundary survey and is based on
office information only.



LEGEND
O.R.B. = OFFICIAL RECORDS BOOK
P.C.N. = PARCEL CONTROL NUMBER

LINE A SEE SHEET 4			
1	Additional boundary labeling.	11/14/2024	GCY4
NO.	REVISIONS	DATE	BY



INCORPORATED
PROFESSIONAL SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION LB 4108

CORPORATE OFFICE
PO BOX 1469 • 1505 SW MARTIN HWY.
PALM CITY, FL 34991
(800) 386-1066 • WWW.GCYINC.COM

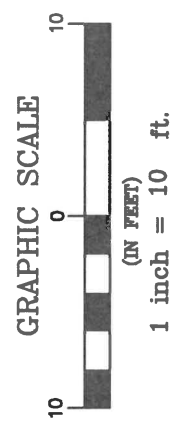
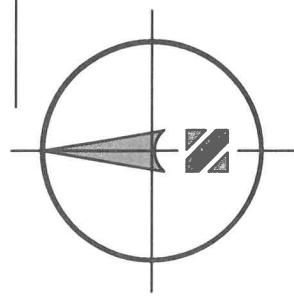
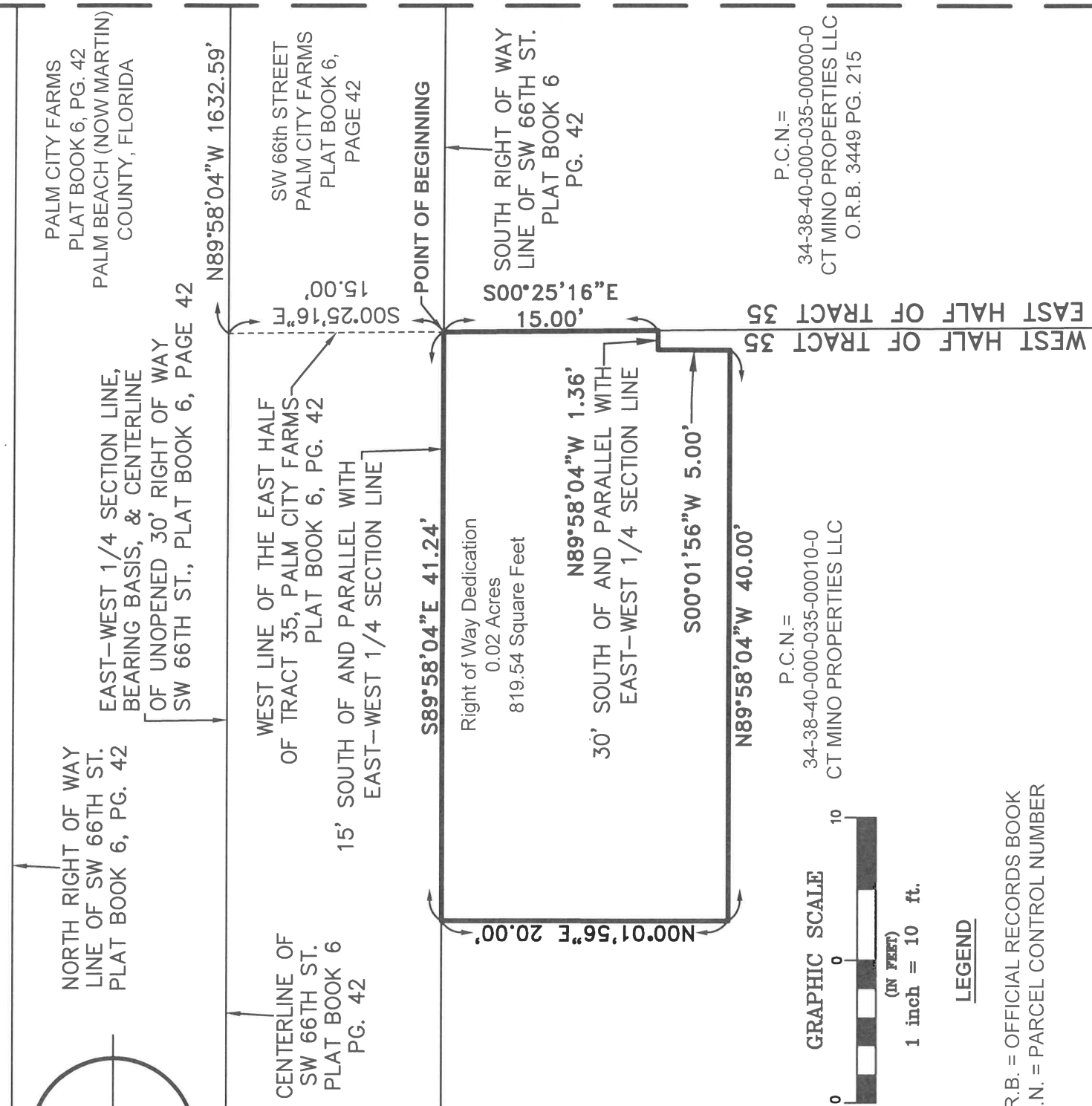
SKETCH & LEGAL FOR:
CT Mino Properties, LLC
MARTIN COUNTY FLORIDA

Scale: 1" = 100'	Date: July 2024	File & Drawing No.: 24-1011-02
Drawn By: G.C.Y. IV	Checked: P.A.	Sheet 3 OF 4

NOTE: This drawing does not represent a boundary survey and is based on office information only.


LINE A

SEE SHEET 3



LEGEND

O.R.B. = OFFICIAL RECORDS BOOK
P.C.N. = PARCEL CONTROL NUMBER



INCORPORATED
PROFESSIONAL SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION LB 4106

CORPORATE OFFICE
PO BOX 1469 • 1505 SW MARTIN HWY.
PALM CITY, FL 34981
(800) 366-1066 • WWW.GCYINC.COM

SKETCH & LEGAL FOR:

CT Mino Properties, LLC

MARTIN COUNTY FLORIDA

Scale: 1" = 10'	Date: July 2024	File & Drawing No.: 24-1011-02
Drawn By: G.C.Y. IV	Checked: P.A.	Sheet 4 OF 4

1	Additional boundary labeling.	11/14/2024	GCY4
NO.	REVISIONS	DATE	BY