

INSTR # 2265725
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MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
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Prepared by and return to:
Daniel Haggerty, Esq.
President
Mariner Title Co.
100 S.W. Albany Ave. #310
Stuart, FL 34994
772-283-2881
File Number: 11-80031
Will Call No.: #17

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Special Warranty Deed

This Special Warranty Deed made this 24th day of March, 2011 between TD BANK, National Association, Successor by Merger with CAROLINA FIRST BANK, a South Carolina Corporation, Successor by Merger with FLARESCO, INC., a Florida Corporation, whose post office address is P.O. BOX 9540, Portland, ME 04112, grantor, and MARTIN COUNTY COMMUNITY REDEVELOPMENT AGENCY, created pursuant to Part III, Chapter 163, Florida Statutes, whose post office address is 2401 SE MONTEREY RD., Stuart, FL 34996, 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 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:

THE NORTH 210 FEET OF THE WEST 210 FEET OF THE EAST 450 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1 IN TOWNSHIP 40 SOUTH, RANGE 38 EAST, SAID LANDS LYING IN MARTIN COUNTY, FLORIDA.

Parcel Identification Number: 01 40 38 000 000 00120-9

Subject to taxes for 2011 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 claiming by, through or under grantors.

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

INITIAL

TD Bank NA
HERE

DoubleTime

Signed, sealed and delivered in our presence:

Deborah Ann
Witness Name: Deborah Ann
Tara Goldstein
Witness Name: Tara Goldstein

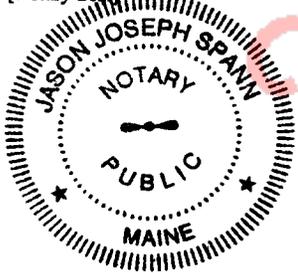
TD BANK National Association
By: Florinda D. Franklin
FLORINDA D. FRANKLIN, Vice President

(Corporate Seal)

State of Maine
County of CUMBERLAND

The foregoing instrument was acknowledged before me this 17th day of March, 2011 by FLORINDA D. FRANKLIN, Vice President of TD BANK, National Association, on behalf of the corporation. He/she is personally known to me, or has produced a driver's license as identification.

[Notary Seal]



Jason Joseph Spann
Notary Public
Printed Name: JASON JOSEPH SPANN
Notary Public, Maine

My Commission Expires: My Commission Expires September 15, 2012

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