

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

Project Name: The Ranch - ROW Dedication
PCN: 25-39-40-000-000-00010-9
26-39-40-000-000-00020-5
RPM#: 4157

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED is made this 12 day of SEPTEMBER, 2025, by JWA RANCH, LLC, a Delaware limited liability company, whose mailing address is 13401 Oakmeade, Palm Beach Gardens, FL 33418 ("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, 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 and legally described on Exhibit "A" attached hereto (the "Property").

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

SUBJECT TO real estate taxes for 2025, if any, and all subsequent years, applicable zoning and land use laws, ordinances, regulations, restrictions, and other requirements imposed by governmental authorities, but nothing herein shall be deemed to reimpose any such matters.

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 and that Grantor has good right and lawful authority to sell and convey Grantor's interest in and to the Property; and hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

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

Accepted pursuant to
Resolution No. _____
on _____

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

WITNESSES:

JWA RANCH, LLC,
a Delaware limited liability company

Kim Langford
Witness #1 Signature

By: KSB RANCH, LLC
a Delaware limited liability company, its Manager

Printed Name: Kim Langford

By: Kenneth S. Bakst

Witness Address: 7500 Old Marsh Rd
PBQ Fla 33458

Name: Kenneth S. Bakst
Its: Manager

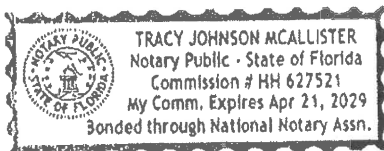
Marcy Moore
Witness #2 Signature

Printed Name: Marcy Moore
Witness Address: 7500 Old Marsh Rd
PBQ Fla 33458

STATE OF Florida
COUNTY OF Duval
Beach

The foregoing instrument was signed, delivered, and acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12 day of Sept, 2025, by Kenneth S. Bakst, Manager of KSB RANCH LLC, a Delaware limited liability company, manager of by JWA RANCH, LLC, a Delaware limited liability company, on behalf of the company. He ☒ is personally known to me or ☐ has produced a _____ as identification.

(Affix Notary Seal)



Tracy S. McAllister
Print Name: Tracy S. McAllister
Commission No.: HM 627521
Commission Expires: April 21, 2029

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NOTE:

DESCRIPTION NOT
VALID WITHOUT
SKETCH.

EXHIBIT *A*

THIS IS NOT A SURVEY

DESCRIPTION:

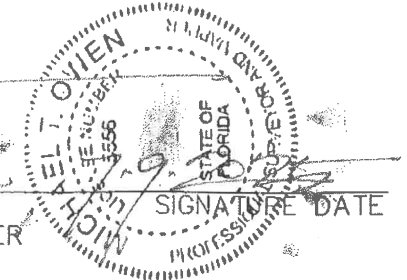
A PARCEL OF LAND LYING IN SECTION 25, AND A PORTION OF SECTION 26, TOWNSHIP 39 SOUTH, RANGE 40 EAST, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 25, THENCE SOUTH 00°06'11" WEST, ALONG THE EAST LINE OF SAID SECTION 25, A DISTANCE OF 105.01 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTHEAST BRIDGE ROAD (A 100.00 FOOT-WIDE RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 8951-150), SAID POINT ALSO BEING THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3361, PAGE 767, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND THE POINT OF BEGINNING;

THENCE SOUTH 89°26'22" WEST, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 2,714.13 FEET; THENCE SOUTH 89°26'56" WEST, A DISTANCE OF 2663.99 FEET; THENCE SOUTH 89°27'02" WEST, A DISTANCE OF 1.09 FEET TO A POINT BEING THE INTERSECTION OF THE EAST LINE OF SECTION 26, AND THE NORTH LINE OF SAID PARCEL; THENCE SOUTH 89°27'02" WEST, A DISTANCE OF 630.92 FEET; THENCE SOUTH 00°32'43" EAST, A DISTANCE OF 15.00 FEET; THENCE NORTH 89°27'02" EAST, ALONG A LINE PARALLEL WITH AND 15.00 FEET SOUTH OF THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 630.76 FEET TO A POINT ON THE EAST LINE OF SECTION 26; THENCE NORTH 89°27'02" EAST, A DISTANCE OF 1.25 FEET; THENCE NORTH 89°26'56" EAST, A DISTANCE OF 2,663.99 FEET; THENCE NORTH 89°26'22" EAST, A DISTANCE OF 1,209.84 FEET; THENCE SOUTH 84°33'56" EAST, A DISTANCE OF 162.77 FEET; THENCE NORTH 89°26'13" EAST, A DISTANCE OF 349.79 FEET; THENCE NORTH 86°55'05" EAST, A DISTANCE OF 386.10 FEET; THENCE NORTH 89°26'22" EAST, A DISTANCE OF 606.72 FEET TO THE EAST LINE OF SAID SECTION 25; THENCE NORTH 00°06'11" EAST, ALONG THE EAST LINE OF SAID SECTION 25, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 100,746 SQUARE FEET (2.31 ACRES), MORE OR LESS

Michael T. Owen
MICHAEL T. OWEN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION #5556

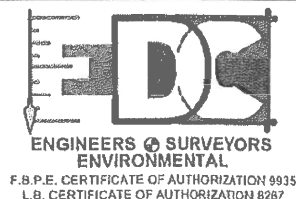


SKETCH & DESCRIPTION OF: RIGHT-OF-WAY DEDICATION

PREPARED FOR:

MARTIN COUNTY

PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY
SUITE 201
PORT SAINT LUCIE, FL 34987
☎ 772-462-2455
🌐 www.edc-inc.com



REVISIONS

COUNTY COMMENTS 07/03/25-CPS

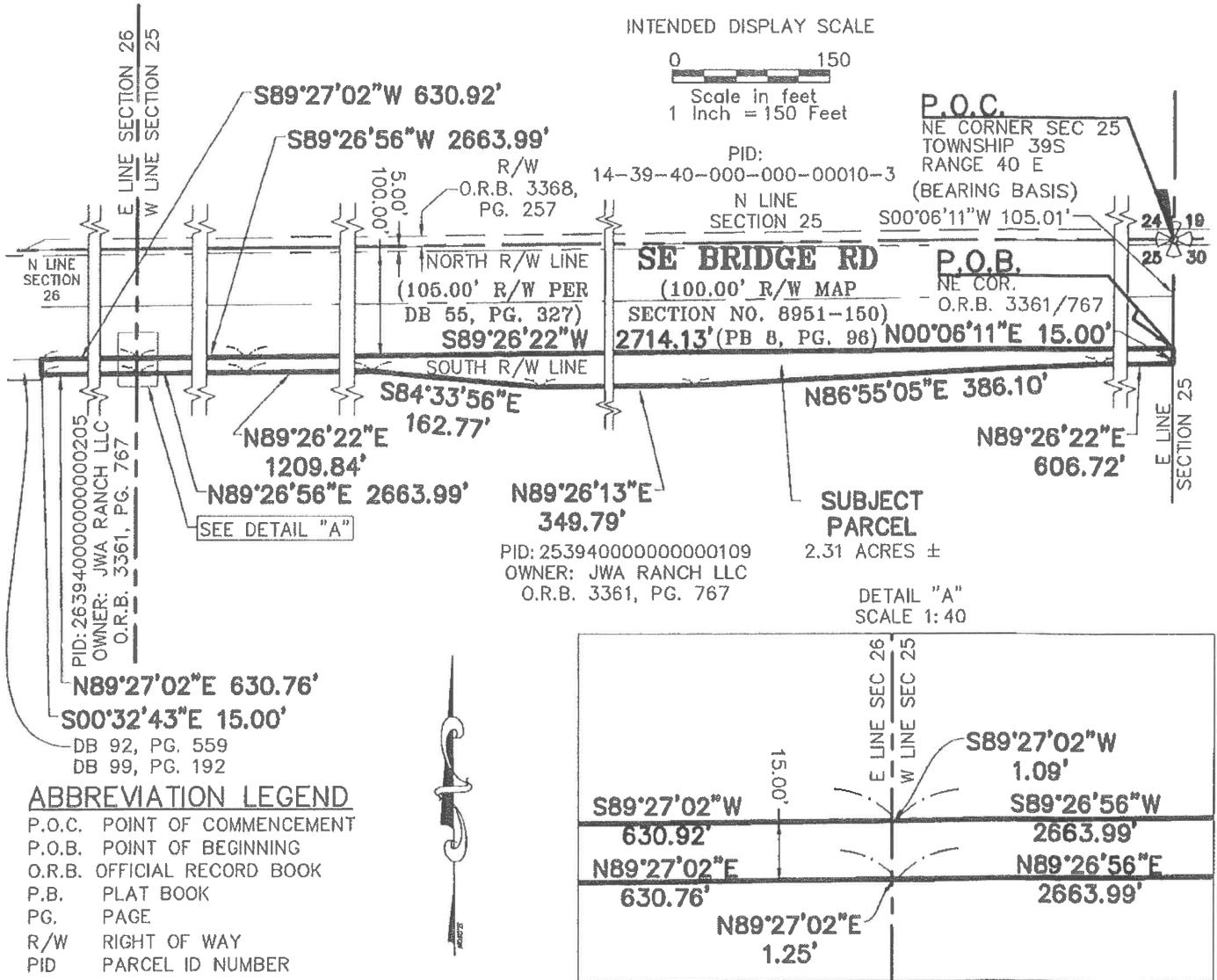
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Z: \EDC-2022\22-153 - Bakst, Inc. - 3,885.5 Acre Grozing Lond\SURVEY\DWG - PDF\DWG\22-153 ROW_DED_rev1.dwg, 7/9/2025 2:43 PM

SHEET
1 OF 2

NOTES

THIS IS NOT A SURVEY

1. THIS DOCUMENT MAY BE REPRODUCED UPON REQUEST IN AN ALTERNATIVE 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. THIS SKETCH AND DESCRIPTION IS FOR THE EXCLUSIVE PURPOSE OF DESCRIBING THE PARCEL OR STRIP OF LAND SHOWN AND IS NOT A BOUNDARY SURVEY.
3. DESCRIPTION NOT VALID WITHOUT SKETCH.
4. LOTS SHOWN HEREON ARE IN REFERENCE TO OFFICIAL RECORD BOOK 3361, PAGE 767, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.
5. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 25, WHICH IS LABELED HEREON AS BEARING BASIS.
6. ALL INSTRUMENTS OF RECORD REFERENCED HEREON ARE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, UNLESS OTHERWISE STATED.



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**ENGINEERS & SURVEYORS
ENVIRONMENTAL**
F.B.P.E. CERTIFICATE OF AUTHORIZATION 8935
L.B. CERTIFICATE OF AUTHORIZATION 8267

REVISIONS

COUNTY COMMENTS 07/03/25-CPS

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SHEET
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