

Marc R. Gaylord, P.A.
12000 SE Old Dixie Hwy.
Hobe Sound, FL 33455
772-545-7740

File Number: 2018-111

Parcel ID # 34-38-42-000-195-00020-5

Parcel ID #34-38-42-030-067-00000-0

[Space Above This Line For Recording Data]

Special Warranty Deed

This Warranty Deed made this 1th day of September, 2018 between **The Banner Lake Club, Inc., a Florida Non Profit Corporation** whose post office address is **PO Box 1875, Hobe Sound, FL 33475**, grantor, and **Martin County, a political subdivision of the State of Florida** whose post office address is **2401 SE Monterey Road, 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 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 Exhibits B and C

Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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.

Signed, sealed and delivered in our presence:

The Banner Lake Club, Inc.

Loraine M. Johnson
Witness Name: Lorraine M. Johnson

Lisa Dames
Lisa Dames, President

Miranda Ramsey
Witness Name: Miranda Ramsey

State of
County of

The foregoing instrument was acknowledged before me this 11th day of September, 2018 by Lisa Dames, individually and as President of The Banner Lake Club, Inc., a Florida Not For Profit Corporation, who is [] personally known or [] has produced a driver's license as identification.

[Notary Seal]

Loraine M. Johnson
Notary Public

Printed Name: _____

My Commission Expires: _____



EXHIBIT "B"

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE BANNER LAKE CLUB AS RECORDED IN OFFICIAL RECORD BOOK 1051, PAGE 2224, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SE BRIDGE ROAD (BEING A 80 FOOT WIDE RIGHT-OF-WAY) AND THE WESTERLY RIGHT-OF-WAY LINE OF LAKE DRIVE (NOW SE LANTANA AVENUE, BEING A 50 FOOT WIDE RIGHT-OF-WAY) SAME ARE SHOWN ON THE PLAT OF OLYMPIA PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 17, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE SOUTH 21°39'21" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SE LANTANA AVENUE, A DISTANCE OF 660.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY LINE OF THE AFORMENTIONED BANNER LAKE CLUB AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 21°39'21" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 89.94 FEET TO A POINT OF CURVATURE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1,255.00 FEET; THENCE CONTINUE SOUTHEASTERLY ALONG SAID CURVE, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF SE LAKE DRIVE (BEING A 50 FOOT WIDE RIGHT-OF-WAY) THROUGH A CENTRAL ANGLE OF 11°24'10" FOR AN ARC DISTANCE OF 249.77 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, FOR NEW LINES OF WIDENED RIGHT-OF-WAY OF SE LAKE DRIVE, THE FOLLOWING SIX (6) COURSES AND DISTANCES; NORTH 20°06'24" WEST, A DISTANCE OF 71.35 FEET; THENCE NORTH 16°53'13" WEST, A DISTANCE OF 15.78 FEET; THENCE NORTH 20°33'18" WEST, A DISTANCE OF 53.77 FEET; THENCE NORTH 19°21'08" WEST, A DISTANCE OF 43.06 FEET; THENCE NORTH 20°11'36" WEST, A DISTANCE OF 64.42 FEET; THENCE NORTH 21°39'21" WEST, A DISTANCE OF 89.83 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF THE AFORMENTIONED BANNER LAKE CLUB; THENCE NORTH 68°20'39" EAST, ALONG SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 17.12 FEET TO THE POINT BEGINNING.

SAID PARCEL CONTAINING 4,674.6 SQUARE FEET (0.1073 ACRES) MORE OR LESS.

PAGE 1 OF 2
(NOT VALID WITHOUT ALL PAGES)

SKETCH NO.: BL-CLUB_SKETCH.dwg NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH UNDER CHAPTER 5J-17 F.A.C. BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS.

RL VAUGHT & ASSOCIATES, INC.

SURVEYORS, MAPPERS & PLANNERS

LICENSED SURVEY BUSINESS NUMBER 5879
9075 SE BRIDGE ROAD; HOBE SOUND 33455
MAIL: P.O. BOX 180 HOBE SOUND, FL 33475
PHONE: 772-548-8088 FAX: 772-548-8087
EMAIL: vaught@bellsouth.net

DATE OF SKETCH: 12/01/17

SCALE: N/A W.O. # 813760

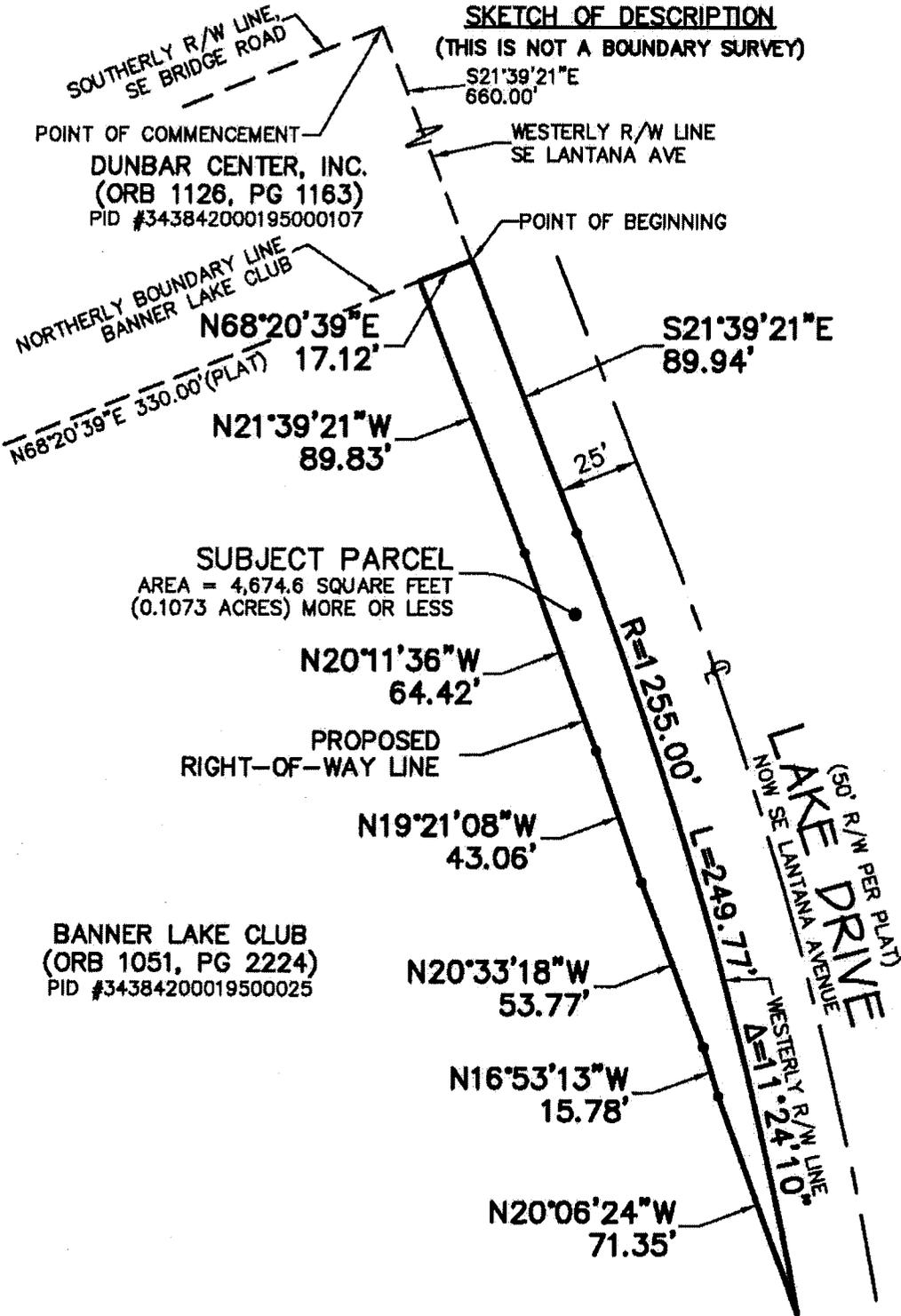
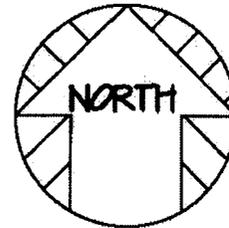
REVISIONS:

03/14/18 * PER COUNTY COMMENTS * PMZ
04/18/18 * EXTEND TO N. PROP. LINE * PMZ
05/22/18 * PER COUNTY COMMENTS * PMZ
06/11/18 * PER COUNTY COMMENTS * PMZ


FLORIDA REGISTRATION #8738
P. Michael Zarrella PSM

SKETCH OF DESCRIPTION

(THIS IS NOT A BOUNDARY SURVEY)



LEGEND:

- R/W RIGHT-OF-WAY
- ORB OFFICIAL RECORD BOOK
- PB PLAT BOOK
- PG PAGE
- PID PARCEL IDENTIFICATION
- Ⓞ CENTERLINE

OLYMPIA PLAT NO. 3
 PB 10, PG 17
 PUBLIC RECORDS OF
 PALM BEACH (NOW
 MARTIN) COUNTY,
 FLORIDA

PAGE 2 OF 2
 (NOT VALID WITHOUT ALL PAGES)

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 EMAIL: vaught@bellsouth.net

DATE OF SKETCH: 12/01/17

SCALE: 1" = 50' w.o. # 813760

REVISIONS:

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- 05/22/18 * PER COUNTY COMMENTS * PMZ
- 06/11/18 * PER COUNTY COMMENTS * PMZ

FLORIDA REGISTRATION #8736
 P. Michael Zarrella PSM

EXHIBIT "C"

LEGAL DESCRIPTION

A PARCEL OF LAND SHOWN AS AN UNNUMBERED BLOCK, OLYMPIA PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 17, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF BLOCK 67, AFOREMENTIONED OLYMPIA PLAT NO. 3; THENCE NORTH 21°39'21" WEST, ALONG THE NORTHERLY PROLONGATION OF THE WESTERLY RIGHT-OF-WAY LINE OF SE LANTANA AVENUE (BEING A 50 FOOT WIDE RIGHT-OF-WAY), A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 68°29'09" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SE EUCALYPTUS WAY (BEING A 50 FOOT WIDE RIGHT-OF-WAY), A DISTANCE OF 29.97 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF LAKE DRIVE (BEING A 50 FOOT WIDE RIGHT-OF-WAY), ALSO BEING A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIAL LINE BEARING SOUTH 88°30'23" WEST, AND HAVING A RADIUS OF 1,305.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE OF LAKE DRIVE, THROUGH A CENTRAL ANGLE OF 4°15'01", FOR AN ARC DISTANCE OF 96.81 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF AFORESAID SE LANTANA AVENUE; THENCE SOUTH 21°39'21" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SE LANTANA AVE, A DISTANCE OF 92.11 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1,322.2 SQUARE FEET (0.0304 ACRES) MORE OR LESS.

PAGE 1 OF 2
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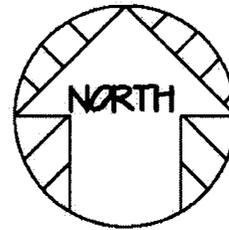
RL VAUGHT & ASSOCIATES, INC.
SURVEYORS, MAPPERS & PLANNERS
LICENSED SURVEY BUSINESS NUMBER 5879
9075 SE BRIDGE ROAD; HOBE SOUND 33435
MAIL: P.O. BOX 160 HOBE SOUND, FL 33475
PHONE: 772-546-8086 FAX: 772-546-8087
EMAIL: vaught@bellsouth.net

DATE OF SKETCH: 12/01/17
SCALE: N/A w.o. # 813760

REVISIONS:
03/14/18 * PER COUNTY COMMENTS * PMZ
05/22/18 * PER COUNTY COMMENTS * PMZ
06/11/18 * PER COUNTY COMMENTS * PMZ


FLORIDA REGISTRATION #6736
P. Michael Zarrella PSM

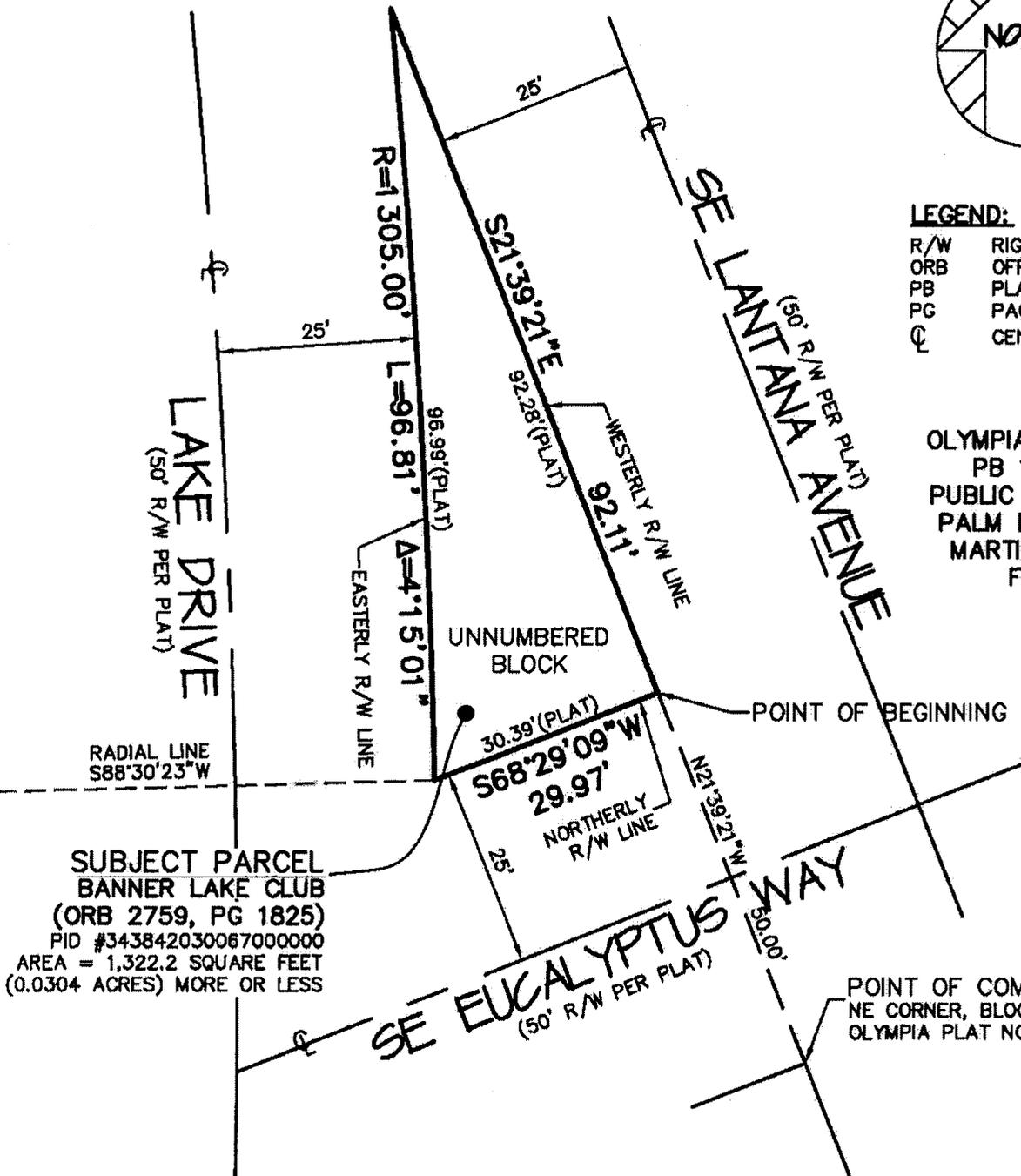
SKETCH OF DESCRIPTION
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LEGEND:

- R/W RIGHT-OF-WAY
- ORB OFFICIAL RECORD BOOK
- PB PLAT BOOK
- PG PAGE
- ☉ CENTERLINE

OLYMPIA PLAT NO. 3
PB 10, PG 17
PUBLIC RECORDS OF
PALM BEACH (NOW
MARTIN) COUNTY,
FLORIDA



SUBJECT PARCEL
BANNER LAKE CLUB
(ORB 2759, PG 1825)
PID #343842030067000000
AREA = 1,322.2 SQUARE FEET
(0.0304 ACRES) MORE OR LESS

POINT OF COMMENCEMENT
NE CORNER, BLOCK 67,
OLYMPIA PLAT NO. 3

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