



736 Colorado avenue, Suite a, Stuart, Florida 34994 -phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

March 11, 2024

Ownership Search

Prepared For: McCARTHY, SUMMERS, WOOD, NORMAN, MELBY & SCHULTZ P.A.

We hereby certify that a search has been made of the Martin County Property Appraiser's records regarding a 500-foot area surrounding the following described parcel of land:

See Exhibit "A" attached hereto & made a part hereof.

TAX ID: See Exhibit "B" attached hereto

OWNER: & made a part hereof.

ADDRESS:

The apparent property owners of land surrounding the above referenced property are as follows: The list does not include any owners who qualify for confidentiality (See attached).

Iris M. Crews

icrews



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OWNERSHIP REPORT
SEARCH NO. P24-11912/IC

THE ATTACHED REPORT IS ISSUED TO McCARTHY, SUMMERS, WOOD, NORMAN, MELBY & SCHULTZ P.A. THE ATTACHED REPORT MAY NOT BE RELIED ON BY ANY OTHER PARTY. NO LIABILITY IS ASSUMED BY STEWART NATIONAL TITLE INSURANCE COMPANY FOR ANY UNAUTHORIZED USE OR RELIANCE. THIS OWNERSHIP REPORT IS ISSUED PURSUANT TO FLORIDA STATUTE SECTION 627.7843 AND LIABILITY HEREUNDER FOR INCORRECT INFORMATION IS LIMITED TO THE AMOUNT PAID FOR THE REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of a 500-foot area surrounding subject property. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately. This Report does not include easements, restrictions, notices or other documents not listed above.

This Report does not insure or guarantee the validity or sufficiency of any document attached nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title or as any other form of guarantee or warranty of title. This Report shall not be used for the issuance of any title insurance policy or form.

Use of the term "Report" herein refers to this Ownership Report and the documents attached hereto.

The land referred to herein is described as follows:
See Exhibit "A" attached hereto & made a part hereof.

PRESTIGE TITLE AGENCY, INC.
736 Colorado Ave. Ste. A, Stuart FL 34994

By: *icrews*
Iris M. Crews



Prepared by and return to:

Tyson J. Waters
Fox McCluskey Bush Robison, PLLC
3461 SE Willoughby Blvd
Stuart, FL 34994
(772) 287-4444
File Number: WA205S01

Parcel Identification No. 16-38-41-000-0000150-8

[Space Above This Line For Recording Data]

Warranty Deed

This Indenture made this 28th day of January, 2022, between Luther Dean Walton, a married man, whose post office address is 80 Trojan Drive, Bridgeport, CT 06610, hereafter referred to as Grantor, and Apex Pavers, Inc., whose post office address is 725 SE Monterey Road, Stuart, FL 34994, hereafter referred to as Grantee*,

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

The West 1/8 of the North ¼ of Government Lot 2, Section 16, Township 38 South, Range 41 East, less the North 353 feet thereof, said property lying and being in Martin County, Florida.

Subject to taxes for 2022 and subsequent years; covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.

The above referenced property is not the homestead of Grantor under the laws and constitution of the State of Florida, or any member of the Grantor's household, nor is the subject property contiguous to the said first party's homestead.

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, 2021.

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

Signed, sealed, and delivered in my presence:

Rubia M Dougherty
Witness #1
Printed Name: Rubia M Dougherty

Luther Dean Walton
By: Luther Dean Walton

James J. Gentile
Witness #2
Printed Name: James J. Gentile

COPY COPY COPY

STATE OF Connecticut
COUNTY OF Fairfield ss: Trumbull

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of January, 2022, by Luther Dean Walton, who is personally known to me or who has produced his driver's license as identification.



By: Deborah Lee Bilcheck
Notary Public, State of Connecticut
My Commission Expires:
~~Commission No.:~~ 6/30/2024
Deborah Lee Bilcheck

Basic Info

PIN 16-38-41-000-000-00150-8	AIN 28000	Situs Address 624 SE MONTEREY RD STUART FL	Website Updated 3/9/24
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General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
APEX PAVERS INC

Parcel ID
16-38-41-000-000-00150-8

Use Code/Property Class
1000 - 1000 Vacant Commercial

Mailing Address
725 SE MONTEREY RD
STUART FL 34994

Account Number
28000

Neighborhood
31400 Monterey Rd

Tax District
DISTRICT TWO MSTU

Property Address
624 SE MONTEREY RD STUART FL

Legal Acres
1.16

Legal Description
W1/8 OF N1/4 OF GOV LOT 2 (LESS N 353')

Ag Use Size (Acre\Sq Ft)
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2023	\$ 343,600	\$ 0	\$ 343,600	\$ 0	\$ 343,600	\$ 0	\$ 343,600

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date 1/28/22	Grantor (Seller) WALTON, LUTHER DEAN	Doc Num 2941498
Sale Price \$ 400,000	Deed Type Warranty Deed	Book & Page <u>3291 1614</u>

Legal Description

W1/8 OF N1/4 OF GOV LOT 2 (LESS N 353')

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

Frasco Realty, L.P., a dissolved New Jersey limited partnership

By: [Signature]
Name: Matthew Frasco
Title: Partner



(Corporate Seal)

Copy Copy Copy

Signed, sealed and delivered in our presence:

[Signature]
Witness Signature

Print Name: S. Goldin

State of NJ

County of Bergen

[Signature]
Witness Signature
Print Name: Michael S. McGeary

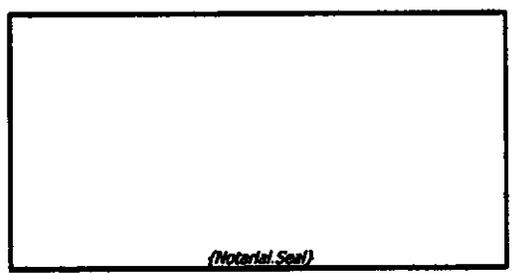
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me by means of physical presence or online notarization, on January 1, 2022, by Matthew Frasco, as Partner, on behalf of Frasco Realty, L.P., a dissolved New Jersey limited partnership, who is/are personally known to me or who has/have produced a valid driver's license as identification.

[Signature]
Notary Public
CYNTHIA A. PERIU
A Notary Public of New Jersey
My Commission Expires 10-11-2022

(Printed Name)



My Commission Expires: _____



(Notarial Seal)

Basic Info

PIN 16-38-41-000-000-00270-3	AIN 28009	Situs Address SE VETERANS AVE STUART FL	Website Updated 3/9/24
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General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

Property Owners APEX PAVERS INC	Parcel ID 16-38-41-000-000-00270-3	Use Code/Property Class 9400 - 9400 Right of way streetsRoads
Mailing Address 725 SE MONTEREY RD STUART FL 34994	Account Number 28009	Neighborhood M3 M3-CENTRAL STUART
Tax District DISTRICT TWO MSTU	Property Address SE VETERANS AVE STUART FL	Legal Acres 0.0713
	Legal Description S 15.3 OF N 528 OF W 300 OF E 330 OF NE1...	Ag Use Size (Acre\Sq Ft) N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2023	\$ 100	\$ 0	\$ 100	\$ 0	\$ 100	\$ 0	\$ 100

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date 2/1/22	Grantor (Seller) FRASCO REALTY, L.P.	Doc Num 2941500
Sale Price \$ 10,000	Deed Type Warranty Deed	Book & Page <u>3291 1620</u>

Legal Description

S 15.3 OF N 528 OF W 300 OF E 330 OF NE1/4 OF NW1/4 & E 30 OF E1/2 OF NE1/4 OF NE1/4 OF NW1/4 OF SEC 16-38-41 (SE VETERAN'S AVE)

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

EXHIBIT "B" COPY #2