



THIS INSTRUMENT PREPARED BY:

Blaine C. Dickenson, Esq.

Dickenson Law, P.A.

4800 N. Federal Highway Unit E100

Boca Raton, Florida 33431

Property Appraisers Parcel Identification (Folio) Numbers: 27-39-42-000-000-00020-9

Space Above This Line For Recording Data _____

WARRANTY DEED

THIS WARRANTY DEED, made the 27th day of March, 2026 by Nicholas Evstratios Karangelen, as Trustee of the Nicholas Evstratios Karangelen Revocable Trust dated 12/19/2012, restated 7/20/2018, whose post office address is 151 N. Beach Road, Jupiter Island, FL 33455, herein called the Grantors, to Louise C. Yeiser, a single woman, whose post office address is 1404 Northwest Coconut Point Lane Stuart, FL 34994, hereinafter called the Grantees:

(Wherever 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)

W I T N E S S E T H: That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in MARTIN County, State of Florida, viz.:

See Exhibit "A" attached hereto

Subject to easements, restrictions and reservations of record, which are not hereby reimposed, and taxes for the year 2026 and thereafter.

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 Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2025.

The subject property is not the homestead of Nicholas Evstratios Karangelen. Nicholas Evstratios Karangelen's homestead address is 151 N. Beach Road, Jupiter Island, FL 33455.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Blaine Dickenson

Witness #1 Printed Name

Nicholas Evstratios Karangelen
Nicholas Evstratios Karangelen, as Trustee of
the Nicholas Evstratios Karangelen Revocable
Trust dated 12/19/2012, restated 7/20/2018

4800 N. Federal Highway, #E-100, Boca Raton, FL 33431

Witness #1 Printed Address

Abbie Young
Witness #2 Signature

Witness #2 Signature

Abbie Young

Witness #2 Printed Name

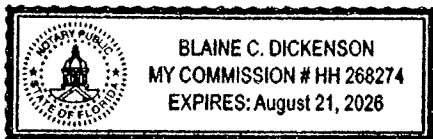
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Witness #2 Printed Address.

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25th day of March, 2026 by Nicholas Evstratios Karangelen, as Trustee of the Nicholas Evstratios Karangelen Revocable Trust dated 12/19/2012, restated 7/20/2018 who is personally known to me or has produced Florida Drivers License as identification.

SEAL



Blaine C. Dickenson
Notary Public

Printed Notary Name

My Commission Expires:

EXHIBIT "A"

Property Description

Closing Date: March 27, 2026
Buyer(s): Louise C. Yeiser
Property Address: Unassigned, Hobe Sound, FL 33455

PROPERTY DESCRIPTION:

A parcel of land in Government Lot 1, Section 27, Township 39 South, Range 42 East, Martin County, Florida, lying Southerly of Lots 1 and 2, Unrecorded Subdivision of "Saturn Avenue Addition", being more particularly described as follows:

Commence on the South line of the Gomez Grant at its intersection with the Northerly extension of the West line of said Government Lot 1; thence run Northeasterly along the said South line of the Gomez Grant, for a distance of 1005.55 feet to the Northwesterly corner of said Lot 2; thence by deflection angle to the right of 90 degrees 00 minutes 00 seconds, run along the Westerly line of said Lot 2, for a distance of 128.70 feet to the Southwesterly corner of said Lot 2 and the Point of Beginning, of the following described parcel of land; thence continue Southerly along the Southerly extension of the said Westerly line of said Lot 2, for a distance of 110.73 feet, more or less, to the intersection with the Westerly extension of the South line of that property described as Tract I (recorded in Official Records Book 1151, at Page 2474); thence by deflection angle to the left of 65 degrees 58 minutes 00 seconds, run East, along said Westerly extension, for a distance of 264.83 feet, more or less, to the Southeast corner of said Tract I; thence by deflection angle to the left of 89 degrees 50 minutes 00 seconds, run Northerly along the East line of said Tract I, and its Northerly extension, (said line being 33.00 feet West of and parallel with, as measured perpendicular to, the East line of said Government Lot 1) for a distance of 127.27 feet, more or less, to a point on the Westerly right of way line of Old Dixie Highway; thence by deflection angle to the right of 140 degrees 38 minutes 00 seconds, run Southeasterly along the said Westerly right of way line, a distance of 52.03 feet; thence by deflection angle to the right of 39 degrees 22 minutes 00 seconds, run Southerly along the said East line of Government Lot 1, for a distance of 328.42 feet, more or less, to the Northwest corner of Government Lot 2, Section 26, Township 39 South, Range 42 East; thence by deflection angle to the right of 89 degrees 50 minutes 00 seconds, run Westerly, a distance of 1058.74 feet, more or less, to a point (said point being 258.00 feet East of the said West line of Government Lot 1); thence by deflection angle to the right of 90 degrees 00 minutes 00 seconds, run Northerly, a distance of 21.10 feet, more or less, to the Southwest corner of Lot 15, of said "Saturn Avenue Addition"; thence by deflection angle to the right of 65 degrees 58 minutes 00 seconds, run Northeasterly along the Southerly line of Lots 3 through 15, of said "Saturn Avenue Addition", (said line being 128.70 feet Southerly of and parallel with, as measured perpendicular to, the South line of the Gomez Grant) for a distance of 780.00 feet to the Point of Beginning.

LESS AND EXCEPT the following:

A parcel of land lying in Fractional Section 27, Township 39 South, Range 42 East, Martin County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Government Lot 1, Fractional Section 26, Township 39 South, Range 42 East; thence South 00 degrees 00 minutes 49 seconds East, along the East line of Section 27, a distance of 330.96 feet; thence South 55 degrees 58 minutes 37 seconds West, a distance of 618.75 feet; thence South 89 degrees 47 minutes 17 seconds West, a distance of 202.63 feet to the beginning of a curve, concave to the Northeast, having a radius of 231.53 feet, thence along the arc of said curve, through a central angle of 45 degrees 00 minutes 00 seconds, an arc distance of 181.84 feet to a Point of Tangency; thence North 45 degrees 12 minutes 43 seconds West, a distance of 197.32 feet, to the beginning of a curve concave to the Southwest, having a radius of 231.53 feet, thence along the arc of said curve, through a central angle of 45 degrees 00 minutes 00 seconds, an arc distance of 181.84 feet to the Point of Tangency; thence South 89 degrees 47 minutes 17 seconds West, a distance of 157.03 feet to a point on a line lying 400.00 feet Southeasterly of and parallel to the South line of the Gomez Grant; thence South 66 degrees 05 minutes 38 seconds West, along said line lying 400.00 feet Southeasterly of and parallel to the South line of said Gomez Grant, a distance of 440.23 feet, to a point in the Northeasterly line of those lands described in Official Records Book 1510, Page 933, Public Records of Martin County, Florida; thence along the Northeasterly line of those lands described in said Official Records Book 1510, Page 933, the following Three Courses: North 56 degrees 23 minutes 23 seconds West, a distance of 35.17 feet; thence South 33 degrees 36 minutes 37 seconds West, a distance of 50.00 feet; thence North 56 degrees 23 minutes 23 seconds West, a distance of 120.00 feet; thence South 33 degrees 36 minutes 37 seconds West, along the Northwesterly line of those lands described in said Official Records Book 1510, Page 933, a distance of 100.00 feet to the Northeasterly right of way of U.S. Highway No. 1 (being 200.00 feet in width, as shown on the State of Florida, State Road Department, right of way Map Proj. 640-B, Road No. (4) 5, Palm Beach now Martin County, dated 5-25-1938); thence North 56 degrees 23 minutes 23 seconds West, along said Northeasterly right of way line, a distance of 414.52 feet to the South line of the Gomez Grant; thence North 66 degrees 05 minutes 38 seconds East, along the South line of the Gomez Grant, a distance of 1075.15 feet to the West line of Government Lot 1, said Section 27; thence South 00 degrees 00 minutes 07 seconds East, along the West line of Government Lot 1 of Section 27, a distance of 47.44 feet to the South line of the Westerly prolongation of the South line of Government Lot 1 of Section 26; thence North 89 degrees 47 minutes 28 seconds East, along said South line of Westerly prolongation of Government Lot 1 of Section 26, a distance of 258.00 feet to a line lying 258.00 feet Easterly of said West line of Government Lot 1 of Section 27; thence North 00 degrees 00 minutes 07 seconds West, along a line lying 258.00 feet Easterly of and parallel to the West line of said Government Lot 1, of Section 27, a distance of 20.09 feet to a point on a line lying 128.70 feet Southeasterly of and parallel to the South line of said Gomez Grant; thence North 66 degrees 05 minutes 38 seconds East, along the said line lying 128.70 feet Southeasterly of and parallel to the South line of said Gomez Grant, a distance of 782.94 feet, to the Southwesterly corner of Lot 2 of the Unrecorded Subdivision of "Saturn Avenue Addition"; thence South 23 degrees 54 minutes 22 seconds East, along the Southerly extension of the Westerly line of said Lot 2, a distance of 112.46 feet; thence South 34 degrees 41 minutes 40 seconds East, a distance of 281.19 feet to a point in the Westerly prolongation of the South line of Government Lot 1, of Section 26; thence North 89 degrees 47 minutes 28 seconds East, along said Westerly prolongation of the South line, a distance of 138.02 feet to the east line of said Government Lot 1, Section 27 and the Southwest corner of Government Lot 1, Section 26 and the Point of Beginning.

And

LESS AND EXCEPT that portion lying within 25 feet each side of the centerline of State Road A-1-A per Official Record Book 55, Page 283, Public Records of Martin County, Florida.

PROPERTY DESCRIPTION