

This instrument prepared by:

Real Property Division
Carla Segura, F.R.P, for
Martin County
2401 SE Monterey Road
Stuart, FL 34996

Project Name: Stuart Auto Vault, LLC – RPM 4201
Property Address: 2601 SE Willoughby Blvd., Unit 611
PCN: 16-38-41-000-000-00070-5 & 16-38-41-000-000-00071-0

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

NON-EXCLUSIVE FLOW-THROUGH DRAINAGE AND ACCESS EASEMENT

THIS NON-EXCLUSIVE FLOW-THROUGH DRAINAGE AND ACCESS EASEMENT granted and executed this 11 day of September, 2025, by **STUART AUTO VAULT LLC**, a Florida limited liability company, whose address is 2100 SE Ocean Blvd, Suite 100, Stuart, Florida 34996, Grantor, to **MARTIN COUNTY**, a political subdivision of the State of Florida, whose address is 2401 S.E. Monterey Road, Stuart, Florida 34996, Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH that the Grantor, for and in consideration of the sum of \$1.00 in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant unto the Grantee forever, a perpetual non-exclusive flow-through drainage and access easement on, over, under, across and through the land described and depicted on **Exhibit "A"** attached hereto and made a part hereof (the "Easement Premises") to ensure the free flow of water for general public drainage purposes, over, through and under the Easement Premises, and use of a surface and sub-surface drainage system, and for ingress and egress across, over, and upon the Easement Premises as may be reasonably necessary, to carry out the purposes of this easement.

It shall be the obligation of the Grantor, and its successors and assigns, to construct, install, repair, maintain and replace the drainage system within the Easement Premises. In the event that the free flow of water through the Easement Premises into the public drainage system is disrupted or prevented, the Grantee shall have the right, but not the obligation, of reasonable access to, and entry upon the Easement Premises and adjacent lands for the purpose of ensuring the free flow of water for general public drainage purposes. Grantee shall provide thirty (30) day prior written notice to the Grantor of Grantee's intention to exercise its rights. However, in order to perform flow-through drainage maintenance in a drainage-related emergency which poses an immediate threat to the public health, safety and welfare, the Grantee is required only to attempt to provide reasonable notice to the Grantor. .

Accepted pursuant to
Resolution No. _____

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Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple, that Grantor has good and lawful authority to grant and convey this Easement, and that Grantor fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

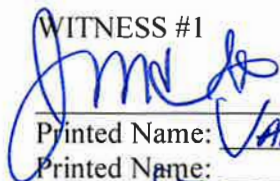
The Grantor further warrants that the Easement Premises are encumbered by a mortgage, and that the mortgagee is aware of the easement, as Reciprocal Drainage Easements were executed on April 4, 2000 and April 6, 2000, respectively, being recorded in Official Records Book 1471, Page 1707 and Official Records Book 1471, Page 1711, both in Martin County, Florida, public records.

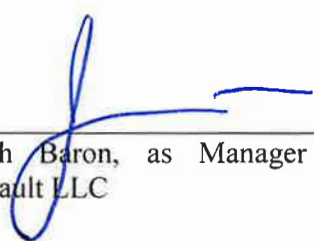
IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

**STUART AUTO VAULT LLC, a Florida
limited liability company**

WITNESS #1


Printed Name: James M. Cary
Printed Name: _____
Address: 500 SE OSCEOLA ST
STUART, FL 34994

By: 
Jerimiah Baron, as Manager of Stuart
Auto Vault LLC

WITNESS #2


Printed Name: Brendan Dabois
Address: 500 SE OSCEOLA ST
STUART FL 34994

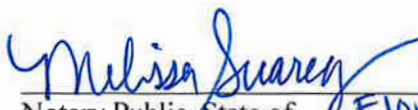
STATE OF FLORIDA

COUNTY OF MARTIN

The foregoing instrument was acknowledged before me on this 11th day of September, 2025, by Jeremiah Baron, as Manager of STUART AUTO VAULT LLC, a Florida limited liability company, on behalf of said entity (☒) by means of physical presence or (☐) online notarization. (☒) He/She is/are (☒) personally known to me or (☐) has/have produced as identification.



STAMP


Notary Public, State of Florida
Print Name: Melissa Suarez

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