



736 colorado avenue, suite a, stuart, florida 34994 • phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

November 26, 2021

Ownership Search

Prepared For: HJA DESIGN STUDIOS

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).

A handwritten signature in blue ink, appearing to read 'I. Crews', is written over a horizontal line.

Iris M. Crews



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## OWNERSHIP REPORT

SEARCH NO. P21-11710/IC

THE ATTACHED REPORT IS ISSUED TO HJA DESIGN STUDIOS. THE ATTACHED REPORT MAY NOT BE RELIED ON BY ANY OTHER PARTY. NO LIABILITY IS ASSUMED BY OLD REPUBLIC 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: \_\_\_\_\_

Iris M. Crews

Prepared by and return to:  
Andrew E. Feldman, Esq.  
Clear Title Services, Inc.  
1111 Kane Concourse Suite 209  
Bay Harbor Islands, FL 33154  
305-865-5718  
File Number: 20-0307 Dyatkev

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 4<sup>th</sup> day of December, 2020 between Scott L. Legg and Sheryl Jo Legg, as Co-Trustees of The Scott L. Legg and Sheryl Jo Legg Intervivos Declaration of Trust dated February 20, 2007 whose post office address is PO Box 137, Palm City, FL 34991, grantor, and FINLAND CAPITAL LLC, a Delaware limited liability company whose post office address is c/o Andrew Feldman, Esq., 1111 Kane Concourse, Ste 209, Bay Harbor Islands, FL 33154, 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 Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Parcel Identification Number: 243840000013000120

### SUBJECT TO:

1) Taxes for the year 2021 and subsequent years and all applicable zoning ordinances and governmental regulations; 2) Conditions, restrictions, limitations, and easements of record, if any, but without the intention of reimposing same.

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. Grantor's residence and homestead address is:

5356 SW Landing Creek Dr., Palm City, FL 34990

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, 2020.

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

Exhibit "A"  
Page 1 of 3

Deed (1)

Signed, sealed and delivered in our presence as to both Grantors:

Ricon HARTMAN  
Witness Name: Ricon Hartman

Janet Hartman  
Witness Name: Janet Hartman

The Scott L. Legg and Sheryl Jo Legg Intervivos Declaration of Trust dated February 20, 2007

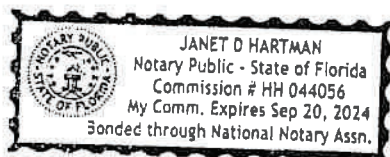
By: Scott L Legg  
Scott L Legg, Trustee

By: Sheryl Jo Legg  
Sheryl Jo Legg, Trustee

State of Florida  
County of Martin

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of December, 2020 by Scott L. Legg and Sheryl Jo Legg, as Co-Trustees of The Scott L. Legg and Sheryl Jo Legg Intervivos Declaration of Trust dated February 20, 2007, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



Janet D. Hartman  
Notary Public

Printed Name: Janet D. Hartman

My Commission Expires: \_\_\_\_\_

Exhibit 'A'  
page 2 of 3

Deed (1)

## Exhibit A

20-0307

All that part of Tract 13 lying North of the Centerline of Danforth Creek, Section 24, Township 38 South, Range 40 East, according to the Plat of Palm City Farms, recorded in Plat Book 6, Page 42, of the Public Records of Palm Beach (now Martin) County, Florida, more particularly described as follows:

Commence at the Northwest corner of said Tract 13; thence North  $89^{\circ}54'46''$  East along the North Line of said Tract 13 a distance of 306.11 feet to the Point of Beginning; thence continue along said North line 371.71 feet to the Northeast corner of said Tract 13; thence South  $00^{\circ}42'03''$  East along the East line of Tract 13 a distance of 160 feet, more or less, to the center of Danforth Creek; thence return to the Point of Beginning; proceed South  $00^{\circ}40'15''$  East 265 feet, more or less, to the center of Danforth Creek; thence Easterly along the center of said Danforth Creek 390 feet, more or less, to the terminus of the second course of this description.

TOGETHER With a 30 foot wide easement for ingress and egress lying between the west line of said Tract 13 and the west line of the above-described property and being North of, along, and contiguous to said Danforth Creek.

THE ABOVE-DESCRIBED PROPERTY IS DESCRIBED AS PARCEL "B" ON THAT CERTAIN MAP OF SURVEY PREPARED BY EDWIN R. MATTHEWS DATED MAY 20, 1995.

Exhibit 'A'  
page 3 of 3

Deed (1)



MARTIN COUNTY  
PROPERTY APPRAISER  
Jenny Fields, CFA

# Basic Info

|                          |       |                               |                 |
|--------------------------|-------|-------------------------------|-----------------|
| PIN                      | AIN   | Situs Address                 | Website Updated |
| 24-38-40-000-013-00012-0 | 99811 | 3780 SW 30TH AVE PALM CITY FL | 11/26/21        |

## General Information

|  |  |   |
|--|--|---|
| Property Owners<br>FINLAND CAPITAL LLC   | Parcel ID<br>24-38-40-000-013-00012-0                            | Use Code/Property Class<br>9900 - 9900 Vacant Acreage |
| Mailing Address<br>C/O ANDREW FELDMAN ESQ<br>1111 KANE CONCOURSE #209<br>BAY HARBOR ISLANDS FL 33154 | Account Number<br>99811  | Neighborhood<br>M4 M4-PC                              |
| Tax District<br>DISTRICT FIVE MSTU   | Property Address<br>3780 SW 30TH AVE PALM CITY FL                | Legal Acres<br>2.0000                                 |
|  | Legal Description<br>PART OF TRACT 13 SEC 24-38-40 PALM CITY ... | Ag Use Acres<br>N/A                                   |

## Current Value

| Year | Land Value | Improvement Value | Market Value | Value Not Taxed | Assessed Value | Total County Exemptions | County Taxable Value |
|------|------------|-------------------|--------------|-----------------|----------------|-------------------------|----------------------|
| 2021 | \$ 315,600 | \$ 0              | \$ 315,600   | \$ 0            | \$ 315,600     | \$ 0                    | \$ 315,600           |

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.

Exhibit 'B'  
page 1 of 2

Card  
(1)

## Current Sale

Sale Date  
12/4/20

Grantor (Seller)  
SCOTT L & SHERYL JO LEGG INTERVIVOS TRUST

Doc Num  
2854281

Sale Price  
\$ 353,635

Deed Type  
Wd Full Covenant and Warranty Deed

Book & Page  
3178 2863

## Legal Description

PART OF TRACT 13 SEC 24-38-40 PALM CITY FARMS N OF DRAINAGE DITCH C/LN DESC AS: BEG 306.11' E OF NW COR TR 13, S 265' OF C/LN OF DITCH, NELY ALG DITCH C/LN TO E/LN TR 13, N 160' TO NE COR OF TR & W TO POB

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

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Exhibit "B"  
page 2 of 2

Card  
(1)



Prepared by and return to:

Andrew E. Feldman, Esq.

Clear Title Services, Inc.

1111 Kane Concourse Suite 209

Bay Harbor Islands, FL 33154

305-865-5718

File Number: 20-0306 Circle

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 4<sup>th</sup> day of December, 2020 between Circle R Homes LLC, a Florida limited liability Company whose post office address is P.O. Box 137, Palm City, FL 34991, grantor, and FINLAND CAPITAL LLC, a Delaware limited liability company whose post office address is c/o Andrew Feldman, Esq., 1111 Kane Concourse, Ste 209, Bay Harbor Islands, FL 33154, 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 Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Parcel ID #24-38-40-000-013-00000.90000 & ID #24-38-40-000-004-00010.60000.

### SUBJECT TO:

1) Taxes for the year 2020 and subsequent years and all applicable zoning ordinances and governmental regulations; 2) Conditions, restrictions, limitations, and easements of record, if any, but without the intention of reimposing same.

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, 2020.

Exhibit <A> - Deed (2)  
page 1 of 3



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:

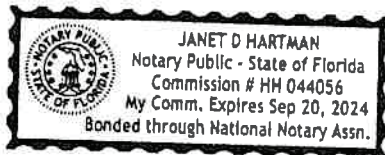
Ricou Hartman  
Witness Name: Ricou Hartman  
Janet Hartman  
Witness Name: Janet Hartman

Circle R Homes LLC, a Florida limited liability Company  
By: Scott L Legg  
Scott L Legg, Manager

State of Florida  
County of Martin

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4<sup>th</sup> day of December, 2020 by Scott L Legg, Manager of Circle R Homes LLC, a Florida limited liability Company, on behalf of the company, who ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



Janet D Hartman  
Notary Public  
Printed Name: Janet D. Hartman  
My Commission Expires: \_\_\_\_\_

Exhibit 'A'  
Page 2 of 3

## Exhibit A

Issuing Office File Number:

20-0306

### Parcel 1

All that part of Tract 13 lying North of the Centerline of Danforth Creek, Section 24, Township 38 South, Range 40 East, according to the Plat of PALM CITY FARMS, recorded in Plat Book 6, Page 42, of the Public Records of Palm Beach (now Martin) County, Florida, more particularly described

as follows:

Beginning at the Northwest corner of said Tract 13; thence North 89°54'46" East along the North Line of Tract 13, a distance of 306.11 feet to a point; thence South 00°40'15" East 265 feet, more or less, to the center of Danforth Creek thence return to the Point of Beginning and proceed South 00°40'15"

East along the West line of said Tract 13 a distance of 372 feet, more or less, to the center of the aforesaid Danforth Creek; thence run Easterly along the center of Danforth Creek 330 feet, more or less, to the terminus of the second described course of this description.

THE ABOVE-DESCRIBED PROPERTY IS DESCRIBED AS PARCEL "A" ON THAT CERTAIN MAP OF SURVEY PREPARED BY EDWIN R. MATTHEWS DATED MAY 20, 1995.

### Parcel 2

The West half (W1/2) of Tract 4, Section 24, Township 38 South, Range 40 East, PALM CITY FARMS, according to the map or plat thereof as recorded in Plat Book 6, Page(s) 42, Public Records of Palm Beach (now Martin) County, Florida; Less Road right-of-way.

Exhibit 'A'  
page 3 of 3



MARTIN COUNTY  
PROPERTY APPRAISER  
Jenny Fields, CFA

# Basic Info

|                          |       |                               |                 |
|--------------------------|-------|-------------------------------|-----------------|
| PIN                      | AIN   | Situs Address                 | Website Updated |
| 24-38-40-000-013-00000-9 | 17176 | 3779 SW 30TH AVE PALM CITY FL | 11/26/21        |

## General Information

|  |  |  |
|--|--|--|
| Property Owners<br>FINLAND CAPITAL LLC   | Parcel ID<br>24-38-40-000-013-00000-9                            | Use Code/Property Class<br>0110 - 0110 Single FamilyTransitional |
| Mailing Address<br>C/O ANDREW FELDMAN ESQ<br>1111 KANE CONCOURSE #209<br>BAY HARBOR ISLANDS FL 33154 | Account Number<br>17176  | Neighborhood<br>M4 M4-PC   |
| Tax District<br>DISTRICT FIVE MSTU   | Property Address<br>3779 SW 30TH AVE PALM CITY FL                | Legal Acres<br>2.0000  |
|  | Legal Description<br>PART OF TRACT 13 SEC 24-38-40 PALM CITY ... | Ag Use Acres<br>N/A  |

## Current Value

| Year | Land Value | Improvement Value | Market Value | Value Not Taxed | Assessed Value | Total County Exemptions | County Taxable Value |
|------|------------|-------------------|--------------|-----------------|----------------|-------------------------|----------------------|
| 2021 | \$ 315,600 | \$ 53,360         | \$ 368,960   | \$ 0            | \$ 368,960     | \$ 0                    | \$ 368,960           |

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.

Exhibit 'B'

card(2)

## Current Sale

page 1 of 2

Sale Date  
12/4/20

Grantor (Seller)  
CIRCLE R HOMES LLC

Doc Num  
2854336

Sale Price  
\$ 1,246,365

Deed Type  
Wd Full Covenant and Warranty Deed

Book & Page  
3179 0024

## Legal Description

PART OF TRACT 13 SEC 24-38-40 PALM CITY FARMS, N OF DRAINAGE DITCH C/LN DESC AS: BEG NW COR OF TR, E 306.11', S 265' TO DITCH C/LN, SWLY ALG DITCH 330' TO W/LN OF TR & N 372' TO POB

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

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Exhibit 'B'  
page 2 of 2

card (2)



MARTIN COUNTY  
PROPERTY APPRAISER  
Jenny Fields, CFA

# Basic Info

|                          |       |               |                 |
|--------------------------|-------|---------------|-----------------|
| PIN                      | AIN   | Situs Address | Website Updated |
| 24-38-40-000-004-00010-6 | 17163 | UNASSIGNED    | 11/26/21        |

## General Information

|  |  |   |
|--|--|---|
| Property Owners<br>FINLAND CAPITAL LLC   | Parcel ID<br>24-38-40-000-004-00010-6                            | Use Code/Property Class<br>9900 - 9900 Vacant Acreage |
| Mailing Address<br>C/O ANDREW FELDMAN ESQ<br>1111 KANE CONCOURSE #209<br>BAY HARBOR ISLANDS FL 33154 | Account Number<br>17163  | Neighborhood<br>M4 M4-PC                              |
| Tax District<br>DISTRICT FIVE MSTU   | Property Address<br>UNASSIGNED                                   | Legal Acres<br>4.6200                                 |
|  | Legal Description<br>PALM CITY FARMS, S 24 T 38 R 40 W 1/2 OF... | Ag Use Acres<br>N/A                                   |

## Current Value

| Year | Land Value | Improvement Value | Market Value | Value Not Taxed | Assessed Value | Total County Exemptions | County Taxable Value |
|------|------------|-------------------|--------------|-----------------|----------------|-------------------------|----------------------|
| 2021 | \$ 729,040 | \$ 0              | \$ 729,040   | \$ 0            | \$ 729,040     | \$ 0                    | \$ 729,040           |

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.

Exhibit \*B\*  
page 1 of 2  
card (2)

Current Sale

Sale Date  
12/4/20

Grantor (Seller)  
CIRCLE R HOMES LLC

Doc Num  
2854336

Sale Price  
\$ 1,246,365

Deed Type  
Wd Full Covenant and Warranty Deed

Book & Page  
3179 0024

## Legal Description

PALM CITY FARMS, S 24 T 38 R 40 W 1/2 OF TRACT 4 (LESS R/W)

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

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Exhibit "B"  
page 2 of 2

Card (2)