



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

September 5, 2024

Ownership Search

Prepared For: LUCIDO & ASSOCIATES

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



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

OWNERSHIP REPORT
SEARCH NO. P24-11965/IC

THE ATTACHED REPORT IS ISSUED TO LUCIDO & ASSOCIATES. 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



Recorded in Martin County, FL 12/29/2022 11:30 AM
 Carolyn Timmann, Clerk of the Circuit Court & Comptroller
 Rec Fees: \$18.50 Deed Tax: \$2,431.80
 CFN#2995499 BK 3352 PG 1027 PAGE 1 of 2

Prepared by and return to:
 Jane L. Cornett, Esq.

Becker & Poliakoff, P.A.
 759 SW Federal Highway Suite 213
 Stuart, FL 34994
 772-286-2990
 File Number: FINDLoblolly

Parcel Identification No.

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 27th day of December, 2022 between Florida Inland Navigation District, a special taxing district authorized under Florida law whose post office address is 1314 Marcinski Road, Jupiter, FL 33477 of the County of Palm Beach, State of Florida, grantor*, and Loblolly North LLC, a Florida limited liability company whose post office address is 7407 SE Hill Terrace, Hobe Sound, FL 33455 of the County of Martin, State of Florida, grantee*,

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:

Lots 34 and 35, Gomez Grant, West of the Indian River, according to the map or plat thereof as recorded in Plat Book 1, Page 80, Public Records of Palm Beach (now Martin) County, Florida, less and except the North 265.99 feet thereof, measured perpendicular to the North lot line of said Lot 35.

Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

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:

[Signature]
 Witness Name: Jane Zimmerman
[Signature]
 Witness Name: Glenn Scambler

Florida Inland Navigation District, a special taxing district authorized under Florida law

By: [Signature]
 Carl Blow, Chair

Exhibit 'A'
 page 1 of 2

State of Florida
County of Saint Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27th day of December, 2022 by J. Carl Blow, as Chair of Florida Inland Navigation District, a special taxing district authorized under Florida law. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]



Caroline Cahur
Notary Public

Printed Name: Caroline Cahur

My Commission Expires: 11/12/2024

COPY COPY COPY

Exhibit "A"
page 2 of 2

Basic Info

PIN 34-38-42-000-034-00000-0	AIN 1128233	Situs Address SE GOMEZ AVE HOBE SOUND FL	Website Updated 9/5/24
--	-----------------------	--	----------------------------------

General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners LOBLOLLY NORTH LLC	Parcel ID 34-38-42-000-034-00000-0	Use Code/Property Class 9900 - 9900 Vacant Acreage
Mailing Address 7407 SE HILL TER HOBE SOUND FL 33455	Account Number 1128233	Neighborhood M5 M5-HOBESOUND
Tax District DISTRICT THREE MSTU	Property Address SE GOMEZ AVE HOBE SOUND FL	Legal Acres 52.39
	Legal Description GOMEZ GRANT W OF RIVER LOTS 34 & 35 (les...	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
2024	\$ 2,540,100	\$ 0	\$ 2,540,100	\$ 0	\$ 2,540,100	\$ 0	\$ 2,540,100

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 12/27/22	Grantor (Seller) FLORIDA INLAND NAVIGATION DIST	Doc Num 2995499
Sale Price \$ 347,400	Deed Type Warranty Deed	Book & Page <u>3352 1027</u>

Legal Description

GOMEZ GRANT W OF RIVER LOTS 34 & 35 (less N 265.99 FT OF LOT 35)

*Exhibit "B"
page 1 of 2*

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

Improvements

PIN 34-38-42-000-034-00000-0	AIN 1128233	Situs Address SE GOMEZ AVE HOBE SOUND FL	Website Updated 9/5/24
--	-----------------------	--	----------------------------------

Use Code/Property Class N/A	Total Finished Area 0 SF	Max Stories 0
---------------------------------------	------------------------------------	-------------------------

Features/Yard Items

Type	Qty	Size	Unit of Measure	Year Blt
------	-----	------	-----------------	----------