

This instrument prepared by:
Real Property Division
Carla Segura, FRP for
Martin County
2401 SE Monterey Road
Stuart, FL 34996

Project Name: Babic – Employees Money Purchase Donation-Yeiser RP # 4328
PCNs: 34-38-42-000-140-00140-6

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this _____ day of _____, 2026, by **LOUISE C. YEISER**, a single woman, whose address is 502 Spanish Tract Road, Sewickley, PA 15143, (“Grantor”), to **MARTIN COUNTY**, a political subdivision of the State of Florida, whose address is 2401 S.E. Monterey Road, Stuart, Florida 34996, (“Grantee”).

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to Grantor by Grantee, the receipt and sufficiency of which is hereby acknowledged, grants, bargains sells and conveys to Grantee the following described land (the “Property”), situate, lying and being in Martin County, Florida, to-wit:

See EXHIBIT "A" attached hereto and made a part hereof.

SUBJECT TO conditions, restrictions, reservations, limitations and easements of record and taxes for the year 2026 and subsequent years. Pursuant to Section 12B-4.014(2)(a), F.A.C., this is a gift of unencumbered property for which no tax is due.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining for so long as the Property is used for conservation and recreational purposes for the benefit of the public as set forth herein.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and Grantor does hereby warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor. Grantor further warrants that there are no mortgages encumbering the Property.

Accepted pursuant to
Resolution No. _____

It is the express intent of the parties hereto that the Property shall be maintained in perpetuity by Grantee for conservation and recreational purposes for the benefit of the public and to facilitate the public's use and enjoyment of the adjoining East Fork Creek STA. Permissible uses of the Property may include additional parking, picnic tables, benches, trails and boardwalks. If any structure is built on the Property, it shall be constructed with minimal impact to the natural state of the Property except that exotic and/or invasive vegetation shall be eradicated. Grantor and Grantee intend that the aforementioned restrictions will be legally binding on Grantee and its successors-in-interest in perpetuity, and that Grantee and its successors-in-interest must comply with the terms of this Special Warranty Deed, including such restrictions, notwithstanding any future change in federal or state laws or regulations authorizing the release, extinguishment, amendment, or other alteration of such restrictions. Grantee expressly accepts the conveyance of the Property subject to such restrictions and assumes the obligation to maintain and preserve the Property in accordance with the terms of this Special Warranty Deed in perpetuity for conservation and recreational purposes for the benefit and on behalf of the public and to acknowledge the donation of the Property in perpetuity. The stated terms and purpose of this Warranty Deed shall be enforceable by the public in a court of competent jurisdiction.

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

WITNESSES:

Witness #1 Signature
Printed Name: _____
Address: _____

Witness #2 Signature
Printed Name: _____
Address: _____

GRANTOR:

By: _____
Print Name: Louise C. Yeiser

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me () by means of physical presence or () online notarization this _____ day of _____, 2026, by Louise C. Yeiser, who is () personally known to me or () has produced _____ as identification.

Notary Public, State of _____
Print Name: _____
My Commission Expires: _____

EXHIBIT "A"

Commencing at the Northwest corner of Ridgeway Mobile Home Subdivision as recorded in Plat Book 7, Page 26, Public Records of Martin County, Florida, thence run North 42 degrees 14 minutes 43 seconds West a distance of 3102.67 feet along the East right of way of U.S.#1 to the point of beginning, thence continue North 42 degrees 14 minutes 43 seconds West along said right of way a distance of 249.00 feet, thence run North 47 degrees 45 minutes 17 seconds East a distance of 700.00 feet, thence run South 42 degrees 14 minutes 43 seconds East a distance of 249.00 feet, thence run South 47 degrees 45 minutes 17 seconds West a distance of 700.00 feet to the point of beginning.