

This instrument prepared by:

Real Property Division
Mandee Johns, F.R.P.
Martin County
2401 SE Monterey Road
Stuart, FL 34996

Project Name: CRA – 4070 Salerno Proposed Acq. - 3850
Property Address: 4070 Salerno Road, Stuart, FL 34997
PCN: 51-38-41-001-040-00010-0

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED made this _____ day of _____, 2025, by **CHRISTINA WALDRON FORTIN**, a single woman, whose address is 5235 SE Matousek Street, Stuart, FL 34997, (“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:

Lots 1 through 5, inclusive, and Lots 9 and 10, Block 40, Port Salerno, according to the Plat thereof recorded in Plat Book 1, Page 132, Public Records of Palm Beach (now Martin) County, Florida; less and except those portions of Lots 9 and 10, Block 40 of the aforementioned subdivision as described in Deed Book 77, Page 29, Public Records of Martin County, Florida. Together with that portion of a platted alley, 15.00 feet in width, adjoining Lots 2 through 5 inclusive on the East, and Lots 9 and 10, on the West, all in Block 40, Port Salerno Subdivision, according to the Plat thereof as recorded in Plat Book 1, Page 75, of the Public Records of Martin County, Florida. Said Platted alley also adjoining the Southerly Right of Way line of Front Avenue as shown on said Plat of Port Salerno, and adjoining the Westerly line of the D.O.T. Drainage Canal Right of Way as recorded in Deed Book 77, Page 29, of the Public Records of Martin County, Florida.

SUBJECT TO conditions, restrictions, reservations, limitations and easements of record and taxes for the year 2025 and subsequent years.

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.

Accepted pursuant to
Resolution No. _____

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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 fully warrant the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

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

WITNESSES:

GRANTOR:

Witness #1 Signature

Printed Name: _____

(ADDRESS)

By: _____

Name: _____

Witness #2 Signature

Printed Name: _____

(ADDRESS)

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me () by means of physical presence or () online notarization this _____ day of _____, 2025, by Christina Waldron Fortin, who is () personally known to me or () has produced _____ as identification.

Notary Public, State of _____

Print Name: _____

My Commission Expires: _____