

Prepared by and return to:  
Terence P. McCarthy, Esq.  
**McCarthy, Summers, Bobko, Wood,  
Norman, Bass & Melby, P.A.**  
2400 SE Federal Highway, 4<sup>th</sup> Floor  
Stuart, Florida 34994  
772-286-1700  
File Number:  
Parcel Identification No.:  
Will Call No.: 50

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## Warranty Deed

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

**THIS WARRANTY DEED**, made this 13<sup>th</sup> day of February, 2019, by between **Abundant Life Ministries, Assembly of God, Stuart, Florida, Inc., a Florida not for profit corporation**, whose post office address is Post Office Box 751 Southeast Central Parkway, Stuart, Florida 34994, ("Grantor"), to **Martin County, a political subdivision of the State of Florida** whose post office address is 2401 SE Monterey Road, Stuart, Florida 34996, ("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, Florida, to-wit:

### SEE EXHIBIT "A" ATTACHED HERETO

Subject to taxes for 2018, 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:

Witnesses:

Donna Dempsey

DONNA DEMPSEY

Print Name:

**GRANTOR:**

**Abundant Life Ministries, Assembly of God, Stuart,  
Florida, Inc., a Florida not for profit corporation**

By:

Jonathan D. McClain

Print Name:

JONATHAN D. McCLAIN

*Terrence P. McQuinn*

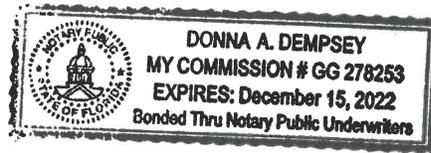
Print Name: Terrence P. McQuinn

STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of February 2019, by Jonathan D. McClain President of **Abundant Life Ministries, Assembly of God, Stuart, Florida, Inc., a Florida not for profit corporation**, on behalf of the Corporation, who [ ] is personally known or [ ] has produced a driver's license as identification.

[Notary Seal]

*Donna A. Dempsey*  
Notary Public State of Florida At Large



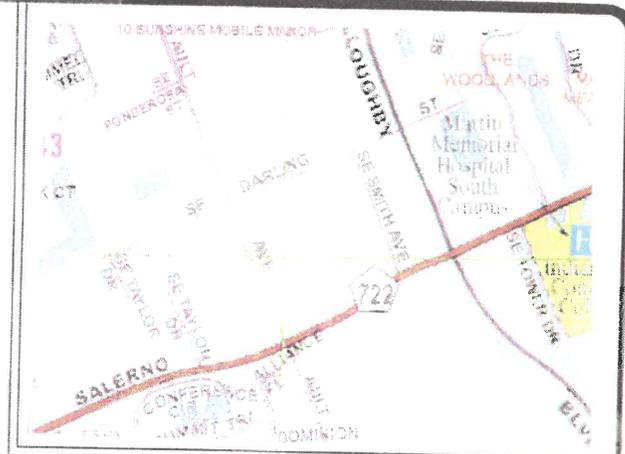
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**EXHIBIT "A"**

**Legal Description**

**ABUNDANT LIFE MINISTRIES  
SKETCH AND LEGAL DESCRIPTION  
FOR  
RIGHT OF WAY DEDICATION  
TO MARTIN COUNTY**



**LEGAL DESCRIPTION:**

BEING A PORTION OF TRACT 2, (LESS TRACT IN SOUTHWEST CORNER 60 FEET NORTH AND 165 FEET EAST AND LESS EASTERLY 120 FEET), BLOCK 64, ST. LUCIE INLET FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 2; THENCE SOUTH 66°06'11" WEST, ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 2, A DISTANCE OF 120 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF WILLOUGHBY BOULEVARD AND THE SOUTHERLY RIGHT OF WAY LINE OF DARLING STREET, SAID POINT BEING COINCIDENT WITH THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 66°06'11" WEST, ALONG SAID NORTHERLY BOUNDARY LINE, ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF DARLING STREET (A 30 FOOT RIGHT OF WAY), A DISTANCE OF 545.68 FEET TO THE WESTERLY CORNER OF SAID TRACT 2; THENCE SOUTH 23°49'54" EAST, ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT 2, A DISTANCE OF 30.00 FEET; THENCE NORTH 66°06'11" EAST, A DISTANCE OF 520.72 FEET; THENCE SOUTH 68°54'02" EAST, A DISTANCE OF 35.36 FEET TO THE WESTERLY RIGHT OF WAY LINE OF WILLOUGHBY BOULEVARD; THENCE NORTH 23°54'15" WEST, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING. CONTAINING: 16683.62 SQUARE FEET.

**LOCATION MAP: NOT TO SCALE**

**SURVEYOR'S NOTES:**

1. THIS IS NOT A BOUNDARY SURVEY.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY OF RECORD EXCEPT AS SHOWN ON THE RECORD PLAT IF ANY.
3. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. BEARINGS SHOWN HEREON ARE REFER TO AN GRID MERIDIAN OF S.23°54'15"E. ALONG THE EASTERLY BOUNDARY LINE OF TRACT 2, BLOCK 64, BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, 83/90 ADJUSTMENT.
5. TITLE COMMITMENT PROVIDED BY WFG NATIONAL TITLE INSURANCE COMPANY, AGENT'S FILE NUMBER: 02642201, EFFECTIVE DATE: MARCH 8, 2018 @ 8:00 AM.

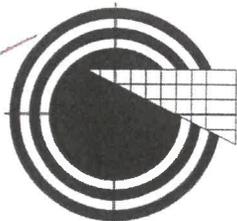
SCHEDULE B -- SECTION II

- EXCEPTION #9: PLAT BOOK 1, PAGE 98 - AFFECTS PROPERTY, NO PLOTTABLE EXCEPTIONS  
 EXCEPTION #10: ORB 1193, PG 2669 - DOES NOT AFFECT SUBJECT PROPERTY  
 EXCEPTION #11: ORB 2262, PG 2336 - AFFECTS PROPERTY, UNPLOTTABLE (ZONING DISTRICT CHANGE)  
 EXCEPTION #12: ORB 2473, PG 688 - AFFECT PROPERTY, UNPLOTTABLE (ZONING DISTRICT CHANGE)

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THIS SURVEY MAP AND/OR REPORT WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**CRAND D. WATSON**  
 PROFESSIONAL SURVEYOR & MAPPER  
 NO. 5647 STATE OF FLORIDA



REVISION: 6-27-18 MC COMMENTS

JOB ID: 18-065  
 FIELD DATE: 2-13-18

**WATSON | KILLANE**  
 SURVEYING AND MAPPING, INC.  
 2240 NE DIXIE HIGHWAY  
 JENSEN BEACH, FLORIDA 34957  
 PHONE 772-334-0868  
 WATSONKILLANE@GMAIL.COM

LICENSED BUSINESS NO. 8241

SHEET 1 OF 2  
 NOT VALID WITHOUT SHEET 2 OF 2

TRACT 8

TRACT 1

POINT OF COMMENCEMENT  
NE CORNER OF TRACT 2, BLOCK 64

S.23°54'15"E. (BEARING BASE)

EASTERLY LINE OF TRACT 2, BLOCK 64

WILLOUGHBY BOULEVARD  
(ORB 0749, PG 1458)

CENTERLINE OF 120 FOOT RIGHT OF WAY

S66°06'11"W 120.00'

N23°54'15"W 55.00'

S.23°54'15"E. 589.87'

WESTERLY RIGHT OF WAY LINE OF WILLOUGHBY BOULEVARD

S68°54'02"E 35.36'

POINT OF BEGINNING

SOUTHERLY LINE OF TRACT 2, BLOCK 64

N.66°04'44"E. 381.50'

TRACT 7

TRACT 2  
BLOCK 64

SAINT LUCIE INLET FARMS  
PLAT BOOK 1, PAGE 98

N23°49'54"W 60.00'

RIGHT OF WAY DEDICATION

NORTHERLY LINE OF TRACT 2, BLOCK 64

DARLING STREET  
CENTERLINE OF 30 FOOT RIGHT OF WAY  
(ORB 0635, PG 2352)

N66°06'11"E 520.72'

S66°06'11"W 545.68'

30'

N66°04'44"E 165.00'

LESSED OUT  
PARCEL

60.00'

S23°49'54"E 30.00'

WESTERLY LINE OF TRACT 2, BLOCK 64

N23°49'54"W 585.10'

S.E. SMITH AVENUE

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

JOB #: 18-065  
SHEET 2 OF 2  
NOT VALID WITHOUT SHEET 1 OF 2