

Prepared by and return to:

Janet D. Hartman

Attorney at Law

Janet D. Hartman, P.A.

3500 SW Corporate Parkway Suite 202

Palm City, FL 34990

772-223-5221

File Number: 2024-08-0003

Martin County Project Number: ENG2024090010

Parcel Identification Number: 34-38-40-000-035-00000-0

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 23 day of JUNE, 2025 between CT Mino Properties LLC, a Florida limited liability company, whose post office address is 6054 SW 52nd Terrace, Palm City, FL 34990 of the County of Martin, State of Florida, grantor, and Martin County, a political subdivision of the State of Florida, whose post office address is 2401 S.E. Monterey Road, Stuart, FL 34996 of the County of Martin, State of Florida, 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 INCORPORATED HEREIN

Subject to taxes for 2025 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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, 2024**.

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

Grantor further warrants that there are no mortgages encumbering the Property.

**Accepted pursuant to
Resolution No. _____**

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback.

Signed, sealed and delivered in our presence:

CT Mino Properties LLC

[Signature]
Printed Name: Don Mancilla
Address: 5701 SW Sunshinefarms way
Palm City, FL 34990

By: [Signature]
Thomase E. Smith, Authorized Member

Ricco Hartman
Printed Name: Ricco Hartman
Address: 3051 SW Stuart W. Blvd
Palm City FL 34990

Dale Atkinson
Printed Name: Dale Atkinson
Address: 692 SW PineTree Ln.
Palm City, FL 34990

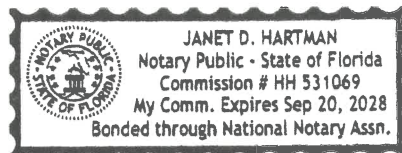
By: [Signature]
Marilyn H. Brady, Authorized Member

Ricco Hartman
Printed Name: Ricco Hartman
Address: 3051 SW Stuart W. Blvd
Palm City FL 34990

State of Florida
County of Martin

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of June, 2025 by Thomas E. Smith, Authorized Member of CT Mino Properties LLC, on behalf of the company, who ☒ is personally known to me or ☐ has produced _____ as identification.

[Notary Seal]



[Signature]
Notary Public

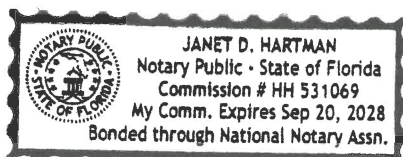
Printed Name: Janet D. Hartman

My Commission Expires: _____

State of Florida
County of Martin

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of June, 2025 by Marilyn H. Brady, Authorized Member of CT Mino Properties LLC, on behalf of the company, who ☒ is personally known to me or ☐ has produced _____ as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: Janet D. Hartman

My Commission Expires: _____

LEGAL DESCRIPTION EXHIBIT "A"

LEGAL DESCRIPTION

RIGHT OF WAY DEDICATION

Being a Parcel of land lying in Tract 35, Section 34, Township 38 South Range 40 East, Martin County, Florida, all as recorded in the Plat of Palm City Farms, Plat Book 6, page 42, Palm Beach (now Martin) County Florida and being more particularly described as follows:

COMMENCE at the East one-quarter (E 1/4) corner of said Section 34; thence, along the East-West quarter (E-W 1/4) Section line North 89°58'04" West, a distance of 1306.08 feet; thence South 00°26'28" East, a distance of 15.00 feet to the **POINT OF BEGINNING**;

Thence, continue, South 00°26'28" East, a distance of 15.00 feet; thence, along a line that is parallel with and 30.00 feet South of the aforesaid East-West quarter (E-W 1/4) Section line, North 89°58'04" West, a distance of 326.47 feet to the West line of the East half of said Tract 35; thence, along the West line of the East half of said Tract 35, North 00°32'30" West, a distance of 15.00 feet; thence, along a line that is parallel with and 15.00 feet South of the aforesaid East-West quarter (E-W 1/4) Section line, South 89°58'04" East, a distance of 326.49 feet to the **POINT OF BEGINNING**.

Containing 4,897.18 square feet or 0.11 acres.

Scriveners Note: Bearings and distances herein are referenced to the State Plane Coordinate System, Florida East Zone, North American Datum 1983 (NAD 83), adjustment of 2011.

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2	Revisions per county comments.	4/28/2025	GKY4
1	Revised all sheets per county comments.	4/2/2025	GKY4
NO.	REVISIONS	DATE	BY



SKETCH & LEGAL FOR:		
CT Mino Properties, LLC		
MARTIN COUNTY		FLORIDA
Scale:	Date:	File & Drawing No.:
N/A	July 2024	24-1011-02
Drawn By:	Checked:	Sheet
G.C.Y. IV	P.A.	1 OF 4

Surveyor's Notes:

- 1) This sketch and legal description is based on office information only and does not represent a boundary survey.
- 2) This legal description shall not be valid unless:
 - A) Provided in its entirety consisting of 4 sheets, with sheets 3 & 4 being the sketch of description.
 - B) Reproductions of the description and sketch are not valid unless signed and sealed with an embossed surveyor's seal.
- 3) Bearings shown hereon are referenced to the East-West quarter (E-W ¼) Section line of Section 34, Township 38 South, Range 40 East, having a bearing of North 89°58'04" West, and all others are relative thereto.


Certification

(Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper)

I hereby certify that the Sketch and Legal Description of the property shown and described hereon was completed under my direction and said Sketch and Description is true and correct to the best of my knowledge and belief.

I further certify that this sketch and description meets the Standards of Practice for Surveys set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida State Statutes. The Sketch and Description is based on information furnished by client or client's representative.

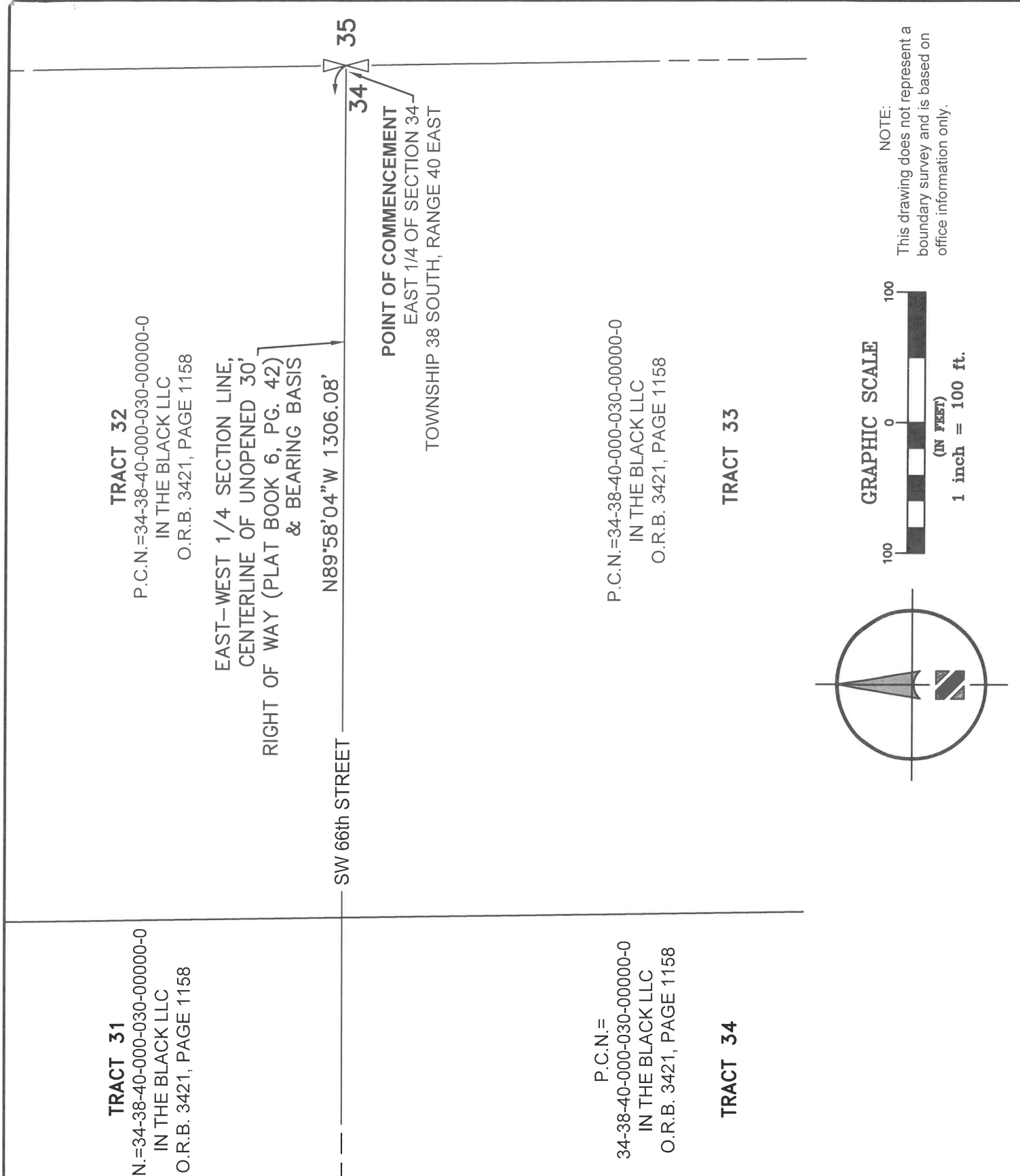
5/2/2025
Date of Signature


Peter Andersen
Professional Surveyor and Mapper
Florida Certificate No. 5199

NO.	REVISIONS	DATE	BY



SKETCH & LEGAL FOR:			
CT Mino Properties, LLC			
MARTIN COUNTY		FLORIDA	
Scale:	Date:	File & Drawing No.:	
N/A	July 2024	24-1011-02	
Drawn By:	Checked:	Sheet	
G.C.Y. IV	P.A.	2 OF 4	



TRACT 32

P.C.N.=34-38-40-000-030-000000-0
IN THE BLACK LLC
O.R.B. 3421, PAGE 1158

EAST-WEST 1/4 SECTION LINE,
CENTERLINE OF UNOPENED 30'
RIGHT OF WAY (PLAT BOOK 6, PG. 42)
& BEARING BASIS

N89°58'04"W 1306.08'

SW 66th STREET

POINT OF COMMENCEMENT
EAST 1/4 OF SECTION 34
TOWNSHIP 38 SOUTH, RANGE 40 EAST

P.C.N.=34-38-40-000-030-000000-0
IN THE BLACK LLC
O.R.B. 3421, PAGE 1158

TRACT 33

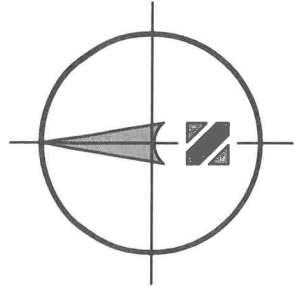
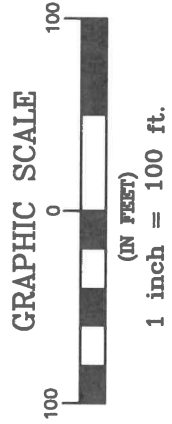
TRACT 31

P.C.N.=34-38-40-000-030-000000-0
IN THE BLACK LLC
O.R.B. 3421, PAGE 1158

P.C.N.=
34-38-40-000-030-000000-0
IN THE BLACK LLC
O.R.B. 3421, PAGE 1158

TRACT 34

NOTE:
This drawing does not represent a
boundary survey and is based on
office information only.



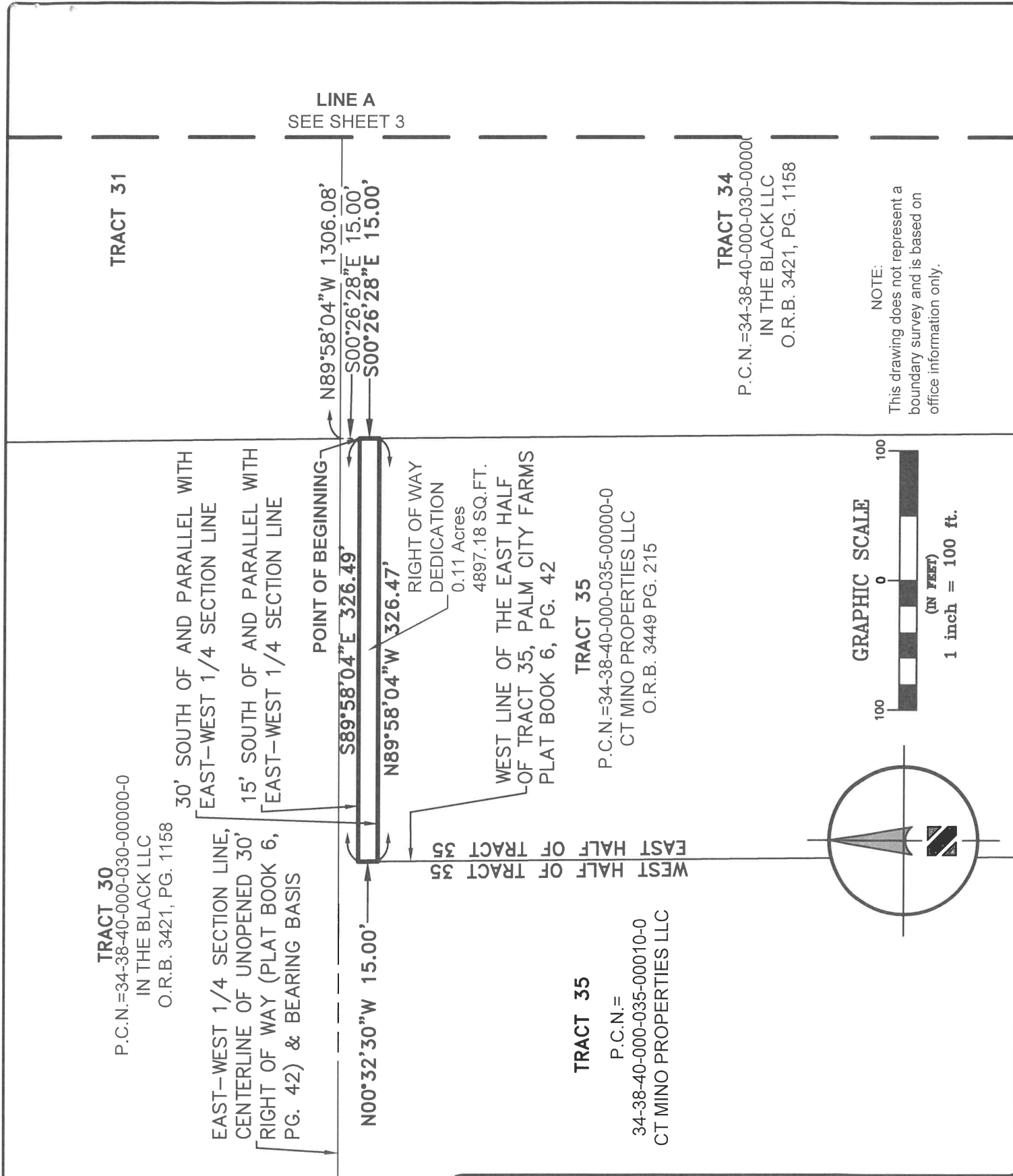
NO.	REVISIONS	DATE	BY



INCORPORATED
PROFESSIONAL SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION LB 4108

CORPORATE OFFICE
PO BOX 1469 • 1505 SW MARTIN HWY.
PALM CITY, FL 34991
(800) 386-1066 • WWW.GCYINC.COM

SKETCH & LEGAL FOR: CT Mino Properties, LLC MARTIN COUNTY FLORIDA			
Scale: 1" = 100'	Date: July 2024	File & Drawing No.: 24-1011-02	
Drawn By: G.C.Y. IV	Checked: P.A.	Sheet 3	OF 4



TRACT 31

TRACT 34

P.C.N.=34-38-40-000-030-00000-0
IN THE BLACK LLC
O.R.B. 3421, PG. 1158

NOTE:

This drawing does not represent a boundary survey and is based on office information only.

TRACT 30

P.C.N.=34-38-40-000-030-00000-0
IN THE BLACK LLC
O.R.B. 3421, PG. 1158

TRACT 35

P.C.N.=34-38-40-000-035-00000-0
CT MINO PROPERTIES LLC
O.R.B. 3449 PG. 215

TRACT 35

P.C.N.=
34-38-40-000-035-00010-0
CT MINO PROPERTIES LLC

NO.	REVISIONS	DATE	BY



INCORPORATED
PROFESSIONAL SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION LB 4108
CORPORATE OFFICE
PO BOX 1469 • 1505 SW MARTIN HWY.
PALM CITY, FL 34981
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MARTIN COUNTY		FLORIDA	
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