



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

September 10, 2024

Ownership Search

Prepared For: GUNSTER

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. P24-11966/IC

THE ATTACHED REPORT IS ISSUED TO GUNSTER.
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 5/10/2024 3:48 PM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: \$35.50 Deed Tax: \$0.70
CFN#3072045 BK 3436 PG 2129 PAGE 1 of 4

Prepared by and return to:
Tyson Waters, Esq.
Fox McCluskey Bush Robison, PLLC
2300 SE Monterey Road, Ste 201
Stuart, FL 34996
File No. KS01-0001

Parcel Identification number: 55-38-41-000-074-00050-2 and 55-38-41-000-074-00052-0

[SPACE ABOVE LINE FOR PROCESSING AND RECORDING INFORMATION]

THIS DEED PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION

CORRECTIVE QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is made and executed this 7 day of May, 2024, between **KSA EQUITIES FLORIDA, LLC**, a Delaware limited liability company, formerly known as KSA Equities, Inc., a Florida corporation ("Grantor"), whose mailing address is 4440 PGA Boulevard, Suite 201, Palm Beach Gardens, Florida 33410, and **KSA EQUITIES HOLDINGS, INC.**, a Florida corporation, whose post office address is ("Grantee") 15651 SW Palm Way, Indiantown, Florida 34956.

(Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release and quitclaim to said Grantee, and Grantee's heirs and assigns forever, all the right, title, interest, claim and demand which Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in Martin County, Florida, to wit:

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

Subject to restrictions, reservations, easements, and limitations of record, and all taxes and assessments, without reimposing same herein.

The purpose of this deed is to correct an error in the name of the listed grantee and in the legal description of that certain conveyance between the parties dated September 15, 2022, and recorded in Official Records Book 3336, Page 1158, of the Public Records of Martin County, Florida. Upon the recording of this deed, and the correction of the intended parcel to be conveyed, Grantor will own the property described in Exhibit "B" and Grantee will own the

Corrective Quit Claim Deed – KSA Equities Florida, LLC to KSA Equities Holdings, Inc.

Exhibit "A"

property described in Exhibit "A", both of which are attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

KSA EQUITIES FLORIDA, LLC, a
Delaware limited liability company

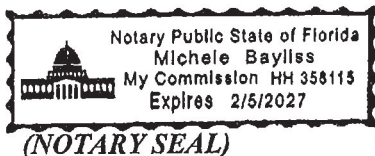
[Signature]
Print Name: John Basilio
Witness #1
Address: 4440 PGA Blvd.
Palm Beach Gardens 33410

[Signature]
Print Name: RAYMOND JAMES
Its: FVP, CDO

[Signature]
Print Name: Matt Bruggeman
Witness #2
Address: 4440 PGA Blvd. Suite 201
Palm Beach Gardens, FL 33410

STATE OF FL
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of May, 2024, by Ray Underwood, as FVP + CDO of KSA EQUITIES FLORIDA, LLC, a Delaware limited liability company, on behalf of said entity, who ☒ is personally known to me, or ☐ has produced drivers license as identification.



[Signature]
Notary Public
Print Name: Michele Bayliss
My commission expires: 2.5.27

Exhibit "A"

Exhibit "A"
Legal Description
(parcel being conveyed to correct prior error in legal description)

Tract 5, in Block 74, of ST. LUCIE INLET FARMS, according to the Plat thereof recorded in Plat Book 1, Page 98, of Palm Beach County Florida, Lying Easterly of the East Right of Way Line of U.S. Highway No.1., Less the following described parcel of Land:

A portion of Tract 5, in Block 74, of ST. LUCIE INLET FARMS, according to the Plat thereof recorded in Plat Book 1, Page 98, of Palm Beach (now Martin) County Florida, Lying Easterly of the East Right of Way Line of U.S. Highway No.1, being more particularly described as follows: Commence at the Northeast corner of said Tract 5, Block 74 of ST. LUCIE INLET FARMS; Thence S.66°27'08"W. along the North Line of said Tract 5, for a distance of 454.40 feet, to a point on the East right-of-way line of S.E. Federal Highway (U.S. Highway No.1) as per Florida Department of Transportation Right of Way Map Section 89010-2500 Sheets 18 and 19 of 29; Thence S.29°31'42" E. along said East right-of-way line of S.E. Federal Highway (U.S. Highway No.1) for a distance of 242.78 feet; Thence N.66°26'40"E. for a distance of 431.34 feet to a point on the East line of said Tract 5, Block 74 of ST. LUCIE INLET FARMS; Thence N.24°04'36"W. along the East line of said Tract 5, Block 74 of ST. LUCIE INLET FARMS for a distance of 241.41 feet to the Point of Beginning.

Exhibit "A"

Exhibit "B"
Grantor's Property

A portion of Tract 5, in Block 74, of ST. LUCIE INLET FARMS, according to the Plat thereof recorded in Plat Book 1, Page 98, of Palm Beach (now Martin) County Florida, Lying Easterly of the East Right of Way Line of U.S. Highway No.1, being more particularly described as follows: Commence at the Northeast corner of said Tract 5, Block 74 of ST. LUCIE INLET FARMS; Thence S.66°27'08"W. along the North Line of said Tract 5, for a distance of 454.40 feet, to a point on the East right-of-way line of S.E. Federal Highway (U.S. Highway No.1) as per Florida Department of Transportation Right of Way Map Section 89010-2500 Sheets 18 and 19 of 29; Thence S.29°31'42" E. along said East right-of-way line of S.E. Federal Highway (U.S. Highway No.1) for a distance of 242.78 feet; Thence N.66°26'40"E. for a distance of 431.34 feet to a point on the East line of said Tract 5, Block 74 of ST. LUCIE INLET FARMS; Thence N.24°04'36"W. along the East line of said Tract 5, Block 74 of ST. LUCIE INLET FARMS for a distance of 241.41 feet to the Point of Beginning.

Exhibit "A"



Basic Info

PIN 55-38-41-000-074-00050-2	AIN 44289	Situs Address SE FEDERAL HWY STUART FL	Website Updated 9/10/24
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General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners

KSA EQUITIES HOLDINGS
INC

Parcel ID

55-38-41-000-074-00050-2

Use Code/Property Class

1000 - 1000 Vacant Commercial

Mailing Address

15651 SW PALM WAY
INDIANTOWN FL 34956

Account Number

44289

Neighborhood

50500 FED HWY INDIAN ST TO HOBE
SOUND

Tax District

DISTRICT FOUR MSTU

Property Address

SE FEDERAL HWY STUART FL

Legal Acres

3.77

Legal Description

TRACT 5 BLK 74, OF ST LUCIE INLET
FARMS,...

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	\$ 1,642,210	\$ 0	\$ 1,642,210	\$ 129,259	\$ 1,512,951	\$ 0	\$ 1,512,951

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

9/15/22

Grantor (Seller)

KSA EQUITIES HOLDINGS LLC

Doc Num

3072045

Sale Price

\$ 100

Deed Type

NC-Quit Claim Deed

Book & Page

3436 2129

Exhibit 'B'
page 1 of 2

Legal Description

TRACT 5 BLK 74, OF ST LUCIE INLET FARMS, (PB 1/98 PALM BEACH NOW MARTIN), LYING E OF THE E ROW LINE OF U.S. HWY 1, less A PORTION OF TRACT 5, IN BLK 74, OF ST LUCIE INLET FARMS LYING E OF THE E ROW LINE OF US HWY 1, DESCRIBED AS: BEGIN AT THE NE CORNER OF TRACT 5, BLK 74 OF ST LUCIE INLET FARMS; THEN SW ALONG N LINE OF TRACT 5 FOR 454.40' TO A POINT ON THE E ROW LINE OF US HWY 1; THEN SE ALONG E ROW OF US HWY 1 FOR 242.78'; THEN NE FOR 431.34' TO A POINT ON THE E LINE OF TRACT 5, BLK 74 OF ST LUCIE INLET FARMS; THEN NW ALONG THE E LINE OF TRACT 5, BLK 74, ST LUCIE INLET FARMS FOR 241.41' TO THE POB.

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

Exhibit "B"
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