

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

Project Name: Elise J. Acq. – ELOC - 4217  
PCN: 06-40-41-000-000-00010-5

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

## WARRANTY DEED

**THIS WARRANTY DEED** made this \_\_\_\_ day of \_\_\_\_\_, 2026, by **ELISE J, LLC**, a Florida limited liability company, whose address is Po Box 1670, Boca Raton, FL 33429 (“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:

The East one-half of Section 6, Township 40 South, Range 41 East, together with an Easement for Ingress and Egress as described in Official Records Book 2099, Page 2635, Public Records of Martin County, Florida.

**SUBJECT TO** conditions, restrictions, reservations, limitations, easements of record, and taxes for the year 2026 and subsequent years.

**TOGETHER WITH**, all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

This conveyance is made in accordance with Martin County Ordinance No. 1221, to further the acquisition and conservation of environmentally sensitive lands. It is the express intent of the parties hereto that the Property shall be maintained in perpetuity in its natural state and be used exclusively for public recreation, conservation, and the protection of natural resources.

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

**AND**, Grantor hereby covenants with Grantee that Grantor is lawfully seized of the

Accepted pursuant to  
Resolution No. \_\_\_\_\_

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.

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

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

Signed, sealed and delivered  
in the presence of:

**WITNESSES:**

**GRANTOR:**

**ELISE J. LLC**

\_\_\_\_\_  
Witness #1 Signature  
Printed Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Rina Fern, its Managing Member

\_\_\_\_\_  
Witness #2 Signature  
Printed Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by Rina Fern, as Managing Member of Elise J. LLC, ( ) by means of physical presence or ( ) online notarization. She is ( ) personally known to me or ( ) has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_