



736 colorado avenue, suite a, stuart, florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

August 19, 2022

Ownership Search

Prepared For: LAND AMERICA 225, LLC

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



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OWNERSHIP REPORT

SEARCH NO. P22-11790IC

THE ATTACHED REPORT IS ISSUED TO LAND AMERICA 225, LLC. THE ATTACHED REPORT MAY NOT BE RELIED ON BY ANY OTHER PARTY. NO LIABILITY IS ASSUMED BY OLD REPUBLIC 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: *icreus*

Iris M. Crews

Basic Info

PIN 55-38-41-000-060-00030-6	AIN 44205	Situs Address 450 SE PARROT CIR STUART FL	Website Updated 8/18/22
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General Information

Property Owners LAND AMERICA 225 LLC	Parcel ID 55-38-41-000-060-00030-6	Use Code/Property Class 1000 - 1000 Vacant Commercial
Mailing Address 101 PUGLIESES WAY 2ND FL DELRAY BEACH FL 33444	Account Number 44205	Neighborhood 51200 Kanner E of 95
Tax District DISTRICT TWO MSTU	Property Address 450 SE PARROT CIR STUART FL	Legal Acres 10.49
	Legal Description A PARCEL OF LAND LYING IN TRACTS 3 & 4 B...	Ag Use Acres N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2022	\$ 1,452,975	\$ 0	\$ 1,452,975	\$ 267,400	\$ 1,185,575	\$ 0	\$ 1,185,575

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 6/15/22	Grantor (Seller) C & C RV RESORT LLC	Doc Num 2967420
Sale Price \$ 2,000,000	Deed Type Warranty Deed	Book & Page <u>3321 0681</u>

Legal Description

A PARCEL OF LAND LYING IN TRACTS 3 & 4 BLOCK 60 SAINT LUCIE INLET FARMS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1 PAGE 98 PUBLIC RECORDS PALM BEACH NOW MARTIN COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED IN OR 3133/799 AS PARCEL 2 (UNITY OF TITLE OR 3128/500)

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"



Recorded in Martin County, FL 6/23/2022 2:21 PM
 Carolyn Timmann, Clerk of the Circuit Court & Comptroller
 Rec Fees: \$27.00 Deed Tax: \$14,000.00
 CFN#2967420 BK 3321 PG 681 PAGE 1 of 3

Prepared by and Return to:
 South Florida Title Services, Inc.
 Jill A. Brotherton
 213/215 SE Ocean Blvd
 Stuart, Florida 34994
 Our File Number: S-19597

For official use by Clerk's office only

STATE OF Florida)
 COUNTY OF Martin)

SPECIAL WARRANTY DEED

THIS INDENTURE, made this June 15, 2022, between C & C RV Resort, LLC, a Florida Limited Liability Company, a Florida corporation, whose mailing address is: 400 SE Parrot Circle, Stuart, Florida 34997, party of the first part, and Land America 225, LLC, a Florida Limited Liability Company, whose mailing address is: 101 Pugliese's Way, 2nd Floor, Delray Beach, Florida 33444, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

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

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on June 15, 2022.

Signed, sealed and delivered
 in the presence of:

C & C RV Resort, LLC, a Florida Limited Liability Company

Witness signature
 Print witness name
 Witness signature
 Print witness name

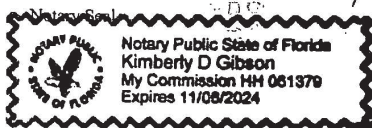
By:
 Print Name: Charles J. Greenlees
 Title: Authorized Member

State of Florida
 County of Martin

THE FOREGOING INSTRUMENT was acknowledged before me by means of [x] physical presence or [] online notarization, this 10th day of June, 2022 by Charles J. Greenlees, Authorized Member of C & C RV Resort, LLC, a Florida Limited Liability Company who is personally known to me.

Notary Public
 Print Notary Name

My Commission Expires: 11/08/24



DEED - Special Warranty Deed - Corporate

Exhibit "A"
(Legal Description)

A parcel of land lying with Tracts 3 and 4, Block 60, SAINT LUCIE INLET FARMS, according to the Plat thereof, as recorded in Plat Book 1, Page 98, of the Public Records of Palm Beach (now Martin) County, Florida. Said parcel being more particularly described as follows:

Take for the POINT OF BEGINNING the intersection of the North line of said Tract 4 and the Easterly right of way line of State Road 76; thence North 66 degrees 00 minutes 15 seconds East along the North line of said Tracts 4 and 3 a distance of 838.56 feet; thence South 07 degrees 31 minutes 31 seconds East a distance of 688.36 feet to the South line of said Tract 3; thence South 66 degrees 00 minutes 47 seconds West along the South line of said Tracts 3 and 4, a distance of 930.28 feet to the West line of said Tract 4; thence North 24 degrees 07 minutes 40 seconds West along said West line, a distance of 386.85 feet to the Easterly right of way line of State Road 76; thence North 22 degrees 30 minutes 05 seconds East along said right of way line, a distance of 396.75 feet to the POINT OF BEGINNING.

LESS AND EXCEPT that part of said Tract 4 lying Easterly of State Road 76, being more particularly described as follows:

Commencing at the Southwesterly corner of said Tract 4, said corner being on the Easterly right of way line of the 30.00 foot wide right of way, according to said Plat; thence run North 23 degrees 50 minutes 47 seconds West along said Tract and said right of way line, a distance of 372.92 feet to the POINT OF BEGINNING of the herein described parcel; thence continue North 23 degrees 50 minutes 47 seconds West, a distance of 13.76 feet to the Easterly existing right of way line of said State Road 76; thence North 22 degrees 45 minutes 25 seconds East along said existing right of way line a distance of 375.58 feet to the Northerly line of said Tract 4, said Tract line also being the Southerly line of the 15.00 foot wide right of way according to said Plat; thence North 66 degrees 11 minutes 42 seconds East along said Tract, a distance of 14.54 feet to a line parallel with and 10.00 feet Easterly of, as measured at right angles to the said Easterly existing right of way line; thence South 22 degrees 45 minutes 25 seconds West along said parallel line a distance of 395.59 feet to the POINT OF BEGINNING.

LESS THE FOLLOWING:

A parcel of land lying within Tract 4, Block 60, SAINT LUCIE INLET FARMS, according to the Plat thereof, as recorded in Plat Book 1, Page 98, of the Public Records of Palm Beach (Now Martin) County, Florida. Said parcel being more particularly described as follows:

Beginning at the Southwest corner of said Tract 4; thence North 23 degrees 49 minutes 16 seconds West, along the West line of said Tract 4, a distance of 362.82 feet to an intersection with the Southeasterly right of way line of State Road 76 (South Kanner Highway 120 foot right of way); thence North 22 degrees 42 minutes 36 seconds East along said Southeasterly line, a distance of 234.60 feet; thence South 67 degrees 17 minutes 24 seconds East, a distance of 158.04 feet; thence South 25 degrees 01 minutes 39 seconds West, a distance of 12.90 feet; thence South 69 degrees 1 minutes 17 seconds East, a distance of 42.08 feet; thence South 05 degrees 40 minutes 53 seconds West, a distance of 36.38 feet; thence South 51 degrees 26 minutes 25 seconds East, a distance of 35.14 feet; thence South 53 degrees 59 minutes 17 seconds East, a distance of 34.16 feet; thence South 48 degrees 51 minutes 30 seconds East, a distance of 24.53 feet; thence South 18 degrees 09 minutes 37 seconds East, a distance of 49.58 feet; thence South 03 degrees 10 minutes 13 seconds East, a distance of 30.09 feet; thence South 12 degrees 41 minutes 36 seconds West, a distance of 27.83 feet; thence South 05 minutes 58 minutes 16 seconds East, a distance of 39.55 feet; thence South 11 degrees 37 minutes 13 seconds West, a distance of 30.97 feet; thence South 52 degrees 46 minutes 05 seconds West, a distance of 65.36 feet; thence South 48 degrees 39 minutes 42 seconds West, a distance of 29.78 feet; thence South 30 degrees 31 minutes 36 seconds West, a distance of 24.66 feet; thence South 16 degrees 08 minutes 26 seconds West, a distance of 72.41 feet to an intersection with the Southerly line of said Tract 4; thence South 66 degrees 08 minutes 14 seconds West along said Southerly line, a distance of 89.35 feet to the Southwest corner of Tract 4 and the POINT OF BEGINNING.

ALSO LESS AND EXCEPT that parcel conveyed to the State of Florida Department of Transportation in Warranty Deed recorded September 27, 2007, in Official Records Book 2281, Page 1224, Public Records of Marion County, Florida, more particularly described as follows:

A parcel of land being a portion of Tract 4, Block 60 of the Plat of SAINT LUCIE INLET FARMS, according to the Plat thereof, as recorded in Plat Book 1, Page 98, of the Public Records of Palm Beach (now Martin) County, Florida, being more particularly described by metes and bounds as follows:

Commencing at the intersection of the Easterly platted right of way line located on the Westerly side of said Tract 4 with the Southerly line of said Tract 4; thence North 23 degrees 49 minutes 16 seconds West along said Easterly right of way line, a distance of 368.80 feet to the POINT OF

BEGINNING; thence continue North 23 degrees 49 minutes 16 seconds West, along said Easterly right of way line, a distance of 8.27 feet to an intersection with the Southeasterly existing right of way line of State Road 76 (South Kanner Highway); thence North 22 degrees 42 minutes 36 seconds East, along said Southeasterly existing right of way line, a distance of 213.88 feet; thence South 67 degrees 17 minutes 24 seconds East, a distance of 20.00 feet; thence South 54 degrees 10 minutes 34 seconds West, a distance of 26.82 feet to an intersection with a line being 6.00 feet Easterly of, as measured at right angles, and parallel with the aforementioned Southeasterly existing right of way line of State Road 76 (South Kanner Highway); thence South 22 degrees 42 minutes 36 seconds West, along said parallel line, a distance of 196.75 feet to the POINT OF BEGINNING.