

Prepared by and return to:
Daniel Haggerty, Esq.
President
Mariner Title Co.
100 S.W. Albany Ave. #310
Stuart, FL 34994
772-283-2881
File Number: 11-80031
Will Call No.: #17

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 24th day of March, 2011 between TD BANK, National Association, Successor by Merger with CAROLINA FIRST BANK, a South Carolina Corporation, Successor by Merger with FLARESCO, INC., a Florida Corporation, whose post office address is P.O. BOX 9540, Portland, ME 04112, grantor, and MARTIN COUNTY COMMUNITY REDEVELOPMENT AGENCY, created pursuant to Part III, Chapter 163, Florida Statutes, whose post office address is 2401 SE MONTEREY RD., Stuart, FL 34996, 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 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:

THE NORTH 210 FEET OF THE WEST 210 FEET OF THE EAST 450 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1 IN TOWNSHIP 40 SOUTH, RANGE 38 EAST, SAID LANDS LYING IN MARTIN COUNTY, FLORIDA.

Parcel Identification Number: 01 40 38 000 000 00120-9

Subject to taxes for 2011 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 claiming by, through or under grantors.

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

INITIAL

TD Bank NA
HERE

DoubleTime®

Signed, sealed and delivered in our presence:

Deborah D'Amico
Witness Name: Deborah D'Amico
Tara Gelber
Witness Name: Tara Gelber

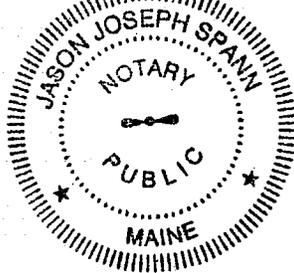
TD BANK, National Association
By: Florinda D. Franklin
FLORINDA D. FRANKLIN, Vice President

(Corporate Seal)

State of Maine
County of CUMBERLAND

The foregoing instrument was acknowledged before me this 17th day of March, 2011 by FLORINDA D. FRANKLIN, Vice President of TD BANK, National Association, on behalf of the corporation. He ~~she~~ is personally known to me, ~~or~~ ~~he~~ ~~she~~ ~~has produced a driver's license as identification.~~

[Notary Seal]



Jason Joseph Spann
Notary Public
Printed Name: JASON JOSEPH SPANN
Notary Public, Maine

My Commission Expires: My Commission Expires September 15, 2012

B. Type of Loan

<input type="radio"/> 1. FHA	<input type="radio"/> 2. FmHA	<input type="radio"/> 3. Conv. Unlins.	6. File Number 11-80031	7. Loan Number	8. Mortg. Ins. Case Num.
<input type="radio"/> 4. V.A.	<input type="radio"/> 5. Conv. Ins.			ID:	

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.);" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. NAME OF BORROWER: MARTIN COUNTY COMMUNITY REDEVELOPMENT AGENCY, created pursuant to Part III, Chapter 163, Florida Statutes
Address of Borrower: 2401 SE MONTEREY RD., Stuart, Florida 34996

E. NAME OF SELLER: TD BANK, National Association, Successor by Merger with CAROLINA FIRST BANK, a South Carolina Corporation,
 Successor by Merger with FLARESCO, INC., a Florida Corporation
Address of Seller: P.O. BOX 9540, Portland, Maine 04112 **TIN:**

F. NAME OF LENDER:
Address of Lender:

G. PROPERTY LOCATION: 16870 SW CHARLESTON STR., Indiantown, Florida 34956

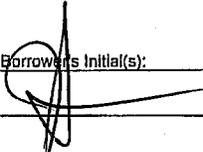
H. SETTLEMENT AGENT: Marlner Title Co. **TIN:** 26-2098741
Place of Settlement: 100 S.W. Albany Ave. #310, Stuart, Florida 34994 **Phone:** 772-283-2881

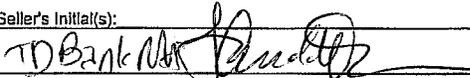
I. SETTLEMENT DATE: 3/24/11 **DISBURSEMENT DATE:** 3/24/11

J. Summary of borrower's transaction		K. Summary of seller's transaction	
100. Gross amount due from borrower:		400. Gross amount due to seller:	
101. Contract sales price	24,900.00	401. Contract sales price	24,900.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (Line 1400)	815.33	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance:		Adjustments for items paid by seller in advance:	
106. City/town taxes		406. City/town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross amount due from borrower:	25,715.33	420. Gross amount due to seller:	24,900.00
200. Amounts paid or in behalf of borrower:		500. Reductions in amount due to seller:	
201. Deposit or earnest money	1,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	2,515.65
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204. Principal amount of second mortgage		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506. Deposits held by seller	
207. Principal amt of mortgage held by seller		507. Principal amt of mortgage held by seller	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller:		Adjustments for items unpaid by seller:	
210. City/town taxes		510. City/town taxes	
211. County taxes from 01/01/11 to 03/24/11	1,121.39	511. County taxes from 01/01/11 to 03/24/11	1,121.39
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total paid by/for borrower:	2,121.39	520. Total reductions in amount due seller:	3,637.04
300. Cash at settlement from/to borrower:		600. Cash at settlement to/from seller:	
301. Gross amount due from borrower (line 120)	25,715.33	601. Gross amount due to seller (line 420)	24,900.00
302. Less amount paid by/for the borrower (line 220)	(2,121.39)	602. Less total reductions in amount due seller (line 520)	(3,637.04)
303. Cash (<input checked="" type="checkbox"/> From <input type="checkbox"/> To) Borrower:	23,593.94	603. Cash (<input checked="" type="checkbox"/> To <input type="checkbox"/> From) Seller:	21,262.96

Substitute Form 1099 Seller Statement: The information contained in blocks E, G, H, and I and on line 401 is important tax information and is being furnished to the IRS. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

Seller Instructions: If this real estate was your principal residence, file Form 2119, Sale or Exchange of Principal Residence, for any gain, with your tax return; for other transactions, complete the applicable parts of Form 4797, Form 6262 and/or Schedule D (Form 1040).

Borrower's Initial(s):


Seller's Initial(s):
 TD Bank


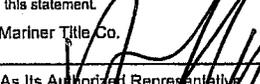
L. Settlement charges				Borrower POC	Seller POC	Paid from Borrower's Funds at Settlement	Paid from Seller's Funds at Settlement
700. Total Sales/Brokers Com. based on price	\$24,900.00 @	% =	2,000.00				
701.	2,000.00	% to	NORTH PALM BEACH REALTY				
702.		% to					
703. Commission paid at settlement							2,000.00
704.		to					
800. Items payable in connection with loan:				Borrower POC	Seller POC		
801. Loan origination fee		% to					
802. Loan discount		% to					
803. Appraisal fee		to					
804. Credit report		to					
805. Lender's inspection fee		to					
806. Mortgage Insurance application fee		to					
807. Assumption Fee		to					
808.		to					
809.		to					
810.		to					
811.		to					
900. Items required by lender to be paid in advance:				Borrower POC	Seller POC		
901. Interest from		to	@ /day				
902. Mortgage Insurance premium for		months to					
903. Hazard Insurance premium for		years to					
904. Flood Insurance premium for		years to					
905.		years to					
1000. Reserves deposited with lender:				Borrower POC	Seller POC		
1001. Hazard Insurance		months @	per month				
1002. Mortgage Insurance		months @	per month				
1003. City property taxes		months @	per month				
1004. County property taxes		months @	per month				
1005. Annual assessments		months @	per month				
1006. Flood Insurance		months @	per month				
1007.		months @	per month				
1008.		months @	per month				
1009. Aggregate accounting adjustment							
1100. Title charges:				Borrower POC	Seller POC		
1101. Settlement or closing fee		to	Mariner Title Co.			325.00	325.00
1102. Abstract or title search		to	Mariner Title Co.			185.00	
1103. Title examination		to					
1104. Title Insurance binder		to					
1105. Document preparation		to					
1106. Notary fees		to					
1107. Attorney's Fees		to					
(includes above item numbers:)							
1108. Title Insurance		to	Old Republic Nat. Title/Mariner Title			143.18	
(includes above item numbers:)							
1109. Lender's coverage (Premium):							
1110. Owner's coverage (Premium):	\$24,900.00		(\$143.18)				
1111. Endorse:							
1112.		to					
1113.		to					
1200. Government recording and transfer charges:				Borrower POC	Seller POC		
1201. Recording fees	Deed	\$18.50	Mortgage(s) Releases				18.50
1202. City/county tax/stamps	Deed		Mortgage(s)				
1203. State tax/stamps	Deed	\$174.30	Mortgage(s)			87.15	87.15
1204. REC. RELEASE OF LIEN			to MARTIN COUNTY CLERK				10.00
1205.			to				
1300. Additional settlement charges:				Borrower POC	Seller POC		
1301. Survey		to					
1302. Pest Inspection		to					
1303.		to					
1304. COUNTY LIEN SEARCH		to	Mariner Title Co.			75.00	
1305. Courier Fee		to	Mariner Title Co.				75.00
1306.		to					
1307.		to					
1308.		to					
1309.							
1400. Total settlement charges:						815.33	2,515.55
(Enter on lines 103, Section J and 502, Section K)							

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

MARTIN COUNTY COMMUNITY REDEVELOPMENT AGENCY
 By:  Borrower
 JOHN HENNESSY, CHAIRMAN
 Borrower

TD BANK, National Association
 By:  Seller
 FLORINDA D. FRANKLIN, Vice President
 Seller

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused, or will cause, the funds to be disbursed in accordance with this statement.

Mariner Title Co.
 By:  _____
 As Its Authorized Representative Date

3/24/11

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

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