

Instrument Prepared By:
Martin County Attorney's Office
2401 SE Monterey Rd.
Stuart, FL 34996

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TERMINATION OF INTERIM AGREEMENTS AND RESTRICTIONS

THIS TERMINATION AGREEMENT is made and entered into this _____ day of _____, 2026, by and between Baron Landings, LLC, a Florida limited liability company, hereinafter referred to as OWNER, and Martin County, a political subdivision of the State of Florida, hereinafter referred to as COUNTY, on the terms that follow.

W I T N E S S E T H:

WHEREAS, OWNER is the fee simple title holder of the property situated in Martin County, Florida, and more particularly described the legal description attached and incorporated as Exhibit A (the "Property"); and

WHEREAS, on or about the 9th day of August, 1988, COUNTY and OWNER's predecessor in title, Irvin and Evelyn Deggeller, entered into that certain Interim Water System Agreement ("Interim Water Agreement") recorded in Official Records Book 788, Page 1683, Public Records of Martin County, Florida in connection with a Planned Unit Development Zoning Agreement for the project known as "Golf World" that included the Property, recorded in Official Records Book 788, Page 2543, Public Records of Martin County, Florida as subsequently amended (the "CPUD"); and

WHEREAS, on or about the 14th day of September, 1990, OWNER's predecessor in title, Irvin Deggeller, executed and recorded that certain Declaration of Restrictions (the "Restriction") recorded in Official Records Book 875, Page 1869, Public Records of Martin

County, Florida in connection with an onsite sewage disposal system permit used in development of the CPUD; and

WHEREAS, on or about the 20th day of November, 1990, COUNTY and OWNER's predecessor in title, Irvin and Evelyn Deggeller, entered into that certain Interim Wastewater System Agreement ("Interim Wastewater Agreement") recorded in Official Records Book 899, Page 2720, Public Records of Martin County, Florida in connection with development of the CPUD; and

WHEREAS, on or about the 6th day of June, 2023, COUNTY and OWNER entered into that certain Termination of Golf World Planned Unit Development Zoning Agreement ("Termination") recorded in Official Records Book 3392, Page 1686, Public Records of Martin County, Florida; and

WHEREAS, public potable water service and public wastewater service are now available at the Property through Martin County Utilities and Solid Waste, the CPUD has been terminated by and through the Termination, and the interim systems described in the Interim Wastewater Agreement and Interim Water Agreement are no longer in use.

NOW, THEREFORE, it is agreed between the Owner and the County as follows:

1. The foregoing recitals are true and correct and are incorporated herein by this reference.
2. The following are hereby terminated and released of record and of no further force and effect: Interim Water System Agreement recorded in Official Records Book 788, Page 1683, Public Records of Martin County, Florida; the Declaration of Restrictions recorded in Official Records Book 875, Page 1869, Public Records of Martin County,

Florida; and the Interim Wastewater System Agreement recorded in Official Records
Book 899, Page 2720, Public Records of Martin County, Florida.

IN WITNESS WHEREOF, the parties hereto have executed these presents the day and
year first above written.

OWNER

Signed, sealed and delivered in the presence of:

Brittany Weatherly

Print: Brittany Weatherly

Address: 500 SE OSCEOLA St.
STUART, FL 34994

Print: Dreandan Dabbs

Address: 500 SE OSCEOLA ST
STUART FL 34994

Baron Landings, LLC, a Florida limited liability
company

By: J

Print Name: JEREMIAH BACON

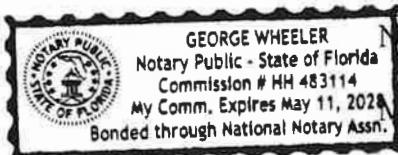
Its: Manager

STATE OF FLORIDA

COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4 day of DECEMBER, 2020, by JEREMIAH BACON, as MANAGER of Baron Landings, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or produced _____ as identification.

(Notarial Seal)



Notary Public

My Commission Expires: 5/11/28

-COUNTY SIGNATURE NEXT PAGE-

COUNTY

ATTEST:

Carolyn Timmann
Clerk of the Circuit Court and Comptroller

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

By: _____
SARAH HEARD
Chair

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

(COMMISSION SEAL)

ELYSSA A. ELDER
COUNTY ATTORNEY

EXHIBIT A
LEGAL DESCRIPTION

Tracts 3 and 4, Block 43, lying East of State Road 76 and Tracts 5 and 6, Block 44, lying East of State Road 76, St. Lucie Inlet Farms Subdivision, according to the plat thereof recorded in Plat Book 1, Page 98, Public Records of Palm Beach (now Martin) County, Florida, and that abandoned roadway lying East of State Road 76, between Tracts 3 and 4, Block 43 and Tracts 5 and 6, Block 44; less and excepting therefrom that portion deeded to the Florida Department of Transportation and more particularly described in O. R. Book 808, Page 1102, Public Records of Martin County, Florida and described as follows: A strip of land four (4) feet wide, contiguous to the Easterly right of way line of State Road #76 (which line is fifty (50) feet East of the centerline of said right of way) through Tract 4, Block 43, St. Lucie Inlet Farms, according to the Plat thereof recorded in Plat Book 1, Page 98, Palm Beach (now Martin) County, Florida, Public Records.

Together with that portion contained in Quit Claim Deed recorded in O. R. Book 1065, Page 466, Public Records of Martin County, Florida, described as follows:

PARCEL NO. 106-PART SECTION 89060-2510(2511)

That part of Tracts 5 and 6, in Block 44, according to the plat of SAINT LUCIE INLET FARMS, as recorded in Plat Book 1 at Page 98 in the Public Records of Palm Beach County (now Martin County), Florida, said part being more particularly described as follows:

Commence at the Southeast corner of said Tract 5; thence South $66^{\circ}15'06''$ West along the Southerly line of said Tract 5, said Southerly line being the centerline of the 30.00 foot wide platted road shown on the said plat of SAINT LUCIE INLET FARMS, a distance of 142.34 feet to the POINT OF BEGINNING and the beginning of a curve concave Westerly; thence Northerly along said curve having a chord bearing of North $07^{\circ}47'14''$ East, a radius of 5,829.58 feet, through a central angle of $01^{\circ}37'58''$, an arc distance of 166.13 feet to the end of said curve; thence North $06^{\circ}58'15''$ East, a distance of 477.89 feet to a point known as Point "A"; thence North $83^{\circ}01'45''$ West along the Southerly line of a 30.00 foot wide drainage outfall, a distance of 43.00 feet to the Easterly existing right of way line for State Road No. 76 (Kanner Highway); thence South $06^{\circ}58'15''$ West, a distance of 459.52 feet; thence South $83^{\circ}01'45''$ East, a distance of 23.00 feet; thence South $06^{\circ}58'15''$ West, a distance of 18.37 feet to the beginning of a curve concave Westerly; thence Southerly along said curve, having a chord bearing of South $07^{\circ}50'59''$ West, a radius of 5,809.58 feet, through a central angle of $01^{\circ}45'28''$, an arc distance of 178.23 feet; thence North $66^{\circ}15'06''$ East, along the Southerly line of said Tract 5, a distance of 23.69 feet to the POINT OF BEGINNING.

AND

That part of said Tract 6 being more particularly described as follows:

Commence at the aforementioned Point "A"; thence North $06^{\circ}58'15''$ East, a distance of 30.00 feet to the POINT OF BEGINNING; thence continue North $06^{\circ}58'15''$ East, a distance of 95.31 feet to the Northerly tract line of said Tract 6; thence South $66^{\circ}14'45''$ West along the Northerly line of said Tract 6, a distance of 50.02 feet; thence South $06^{\circ}58'15''$ West, along the Easterly Existing Right of Way line for State Road No. 76 (Kanner Highway), a distance of 69.76 feet; thence South $83^{\circ}01'45''$ East, along the Northerly line of a 30.00 foot wide drainage outfall, a distance of 43.00 feet to the POINT OF BEGINNING