

INSTR # 1634862
OR BK 01731 PG 0005
RECORDED 02/13/2003 11:25:27 AM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
RECORDED BY L Pinera

Prepared by, record & return to:
Karen M. Dobbins, Esq.
KOHL & RICHARD, P.A.
50 SE Kindred Street, Suite 107
Stuart, Florida 34994
772-223-9999

Parcel I.D. Number:
TIN Number of Grantee:

**CORRECTIVE
SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED made this 10th day of February, 2003, by BOYS AND GIRLS CLUB OF MARTIN COUNTY, INC., a Florida non-profit corporation (the "Grantor"), whose address is P.O. Box 910, Hobe Sound, Florida, 33475, to MARTIN COUNTY, a political subdivision of the State of Florida (the "Grantee"), whose address is 2401 SE Monterey Road, Stuart, Florida 34996.

(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, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain land situate in Martin County, Florida described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

THIS CORRECTIVE SPECIAL WARRANTY DEED IS BEING RECORDED TO ADD THE LEGAL DESCRIPTION SET FORTH IN EXHIBIT "A" THAT WAS INADVERTENTLY OMITTED FROM THAT CERTAIN SPECIAL WARRANTY DEED RECORDED ON DECEMBER 6, 2002, IN O.R. BOOK 1707, PAGE 2639, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

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

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2002 and subsequent years.

2. Zoning and other land use restrictions, if any, imposed by public authority.
3. Conditions, covenants, restrictions, easements, encumbrances and limitations of record.

TO HAVE AND TO HOLD, the above granted, bargained and described premises in fee simple forever.

AND, the Grantor does hereby covenant with the Grantee, that, except as noted above, at the time of delivery of this Special Warranty Deed, the premises were free from all encumbrances made by the Grantor, and that the Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under the Grantor, but against none other.

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

Signed, sealed and delivered
in our presence:

Karen Berkow
Print Name: KAREN BERKOW

Reenie McCallum
Print Name: REENIE M'CALLUM

BOYS AND GIRLS CLUB OF MARTIN
COUNTY, INC., a Florida non-profit
corporation

By: Daniel Lyons
DANIEL LYONS
Executive Director [Corporate Seal]

STATE OF FLORIDA
COUNTY OF MARTIN

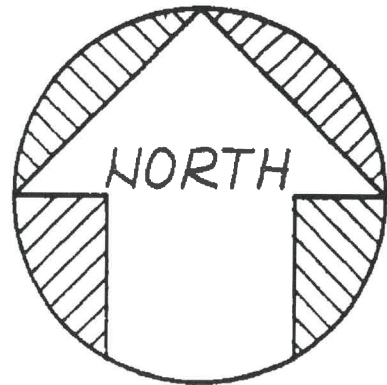
The foregoing instrument was acknowledged before me this 10th day of February, 2003, by DANIEL LYONS, the Executive Director, of BOYS AND GIRLS CLUB OF MARTIN COUNTY, INC., a Florida non-profit corporation, who is: [☒] personally known to me, or; [☐] who has produced _____ as identification and who did take an oath, and who acknowledged before me that the foregoing instrument was executed as such officer of said corporation having first been authorized so to do.

Reenie McCallum
Print Name: _____
NOTARY PUBLIC
My commission expires:



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

THE SKETCH AND LEGAL DESCRIPTION ARE
NOT FULL AND COMPLETE WITHOUT THE OTHER



SCALE: 1" = 50'

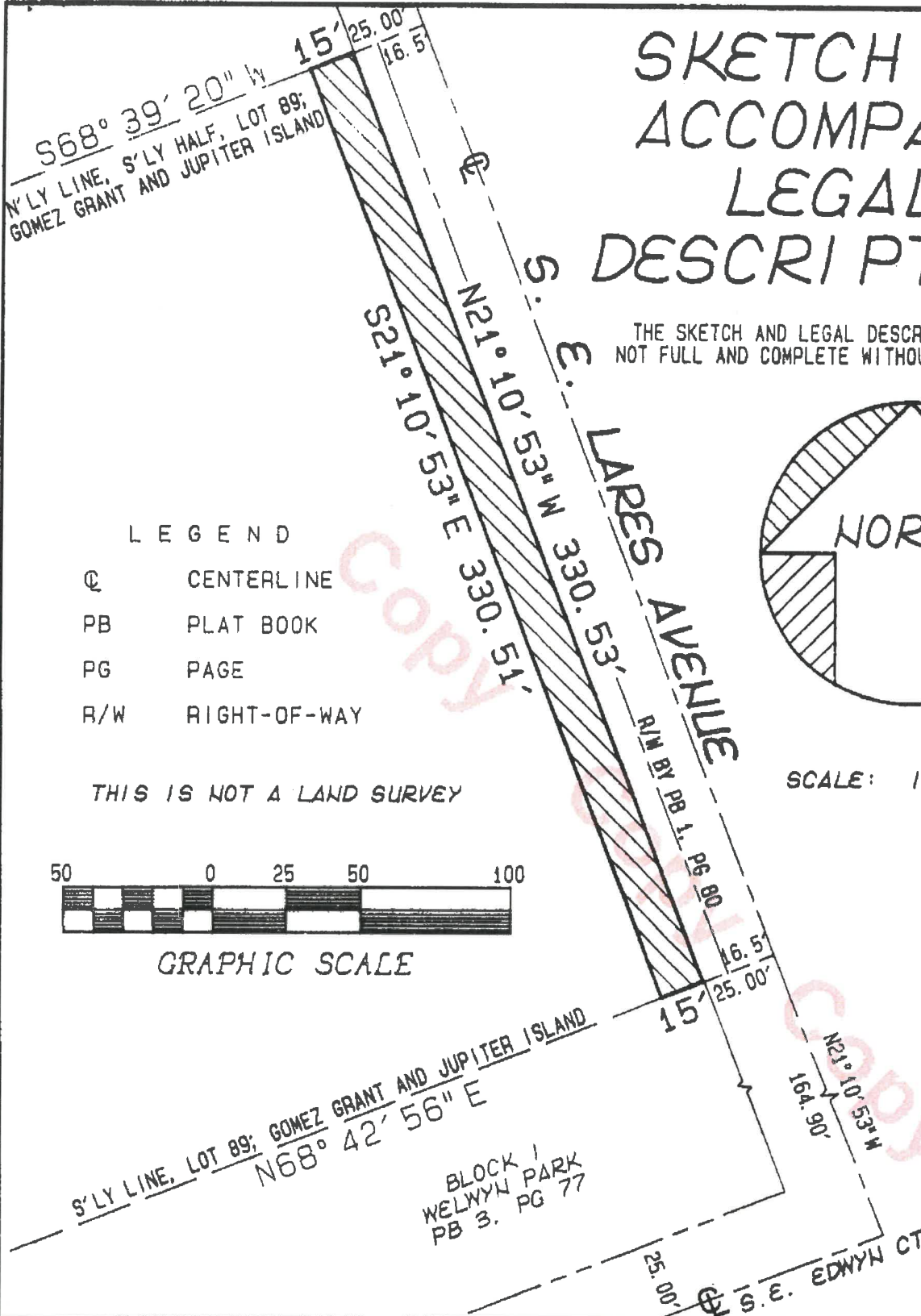
LEGEND

- CL CENTERLINE
- PB PLAT BOOK
- PG PAGE
- R/W RIGHT-OF-WAY

THIS IS NOT A LAND SURVEY



GRAPHIC SCALE



R. L. VAUGHT & ASSOCIATES, INC.

SURVEYOR, MAPPER & PLANNER

LICENSING BOARD NUMBER 5879

9075 GE BRIDGE ROAD, HOBE SOUND 33455

MAIL: P.O. BOX 160 HOBE SOUND, FL 33475

PHONE: 772-546-8086 FAX: 772-546-8087

ORDER NO.: 807289

F.B.: PB128/42

SEPTEMBER 17, 2002

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGAL DESCRIPTION - ADDITIONAL RIGHT-OF-WAY FOR S. E. LARES AVE.

BEING A PORTION OF THE SOUTHERLY HALF OF LOT 89, LYING WEST OF THE INDIAN RIVER, GOMEZ GRANT AND JUPITER ISLAND, ACCORDING TO THE PLAT THEREOF, FILED MAY 27, 1910, RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, IN PLAT BOOK 1, PAGE 80, BEING A PLAT THAT WAS FILED OCTOBER 6, 1893, AND RECORDED IN PLAT BOOK "A", PAGE 17, DADE COUNTY, FLORIDA, PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WESTERLY 15.00 FEET OF THE EASTERLY 23.50 FEET OF THE SAID SOUTHERLY HALF OF LOT 89, CONTAINING 4,958 SQUARE FEET, MORE OR LESS.

THIS IS NOT A LAND SURVEY

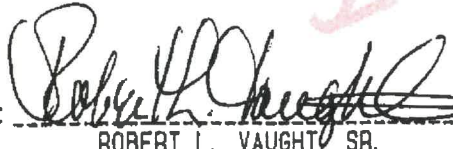
SURVEYOR AND MAPPER'S NOTES

THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON BOUNDARY SURVEY OF THE OVERALL PROPERTY.

THIS SKETCH AND LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS:

- A. BOTH PAGE 1 AND 2 ARE PROVIDED TOGETHER IN THEIR ENTIRETY.
- B. IT BEARS A SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

R. L. VAUGHT & ASSOCIATES, INC.

BY:  V.P.
ROBERT L. VAUGHT, SR.
PROFESSIONAL SURVEYOR AND MAPPER NO. 2208
STATE OF FLORIDA

R. L. VAUGHT & ASSOCIATES, INC.

SURVEYORS, MAPPERS & PLANNERS

LICENSING BOARD NUMBER 5879

9075 GE BRIDGE ROAD, HOBE SOUND 33455

MAIL: P. O. BOX 160 HOBE SOUND, FL 33475

PHONE: 772-546-8086 FAX: 772-546-8087

ORDER NO.: 807289

F.B.: PB128/42

SEPTEMBER 17, 2002

DR BK 01731 PG 0008