

Prepared by and return to:

Janet D. Hartman

Attorney at Law

Janet D. Hartman, P.A.

3500 SW Corporate Parkway Suite 202

Palm City, FL 34990

772-223-5221

File Number: **2024-08-0001**

Martin County Project Number: **ENG2024090010**

Parcel Identification Number: **34-38-40-000-030-00000-0**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 19 day of JUNE, 2025 between **In the Black, LLC, a Florida limited liability company**, whose post office address is **5701 SW Sunshine Farms Way, Palm City, FL 34990** of the County of **Martin**, State of **Florida**, grantor, and **Martin County, a political subdivision of the State of Florida**, whose post office address is **2401 S.E. Monterey Road, Stuart, FL 34996** of the County of **Martin**, State of **Florida**, 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 of 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:

SEE EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN

Subject to taxes for 2025 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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2024**.

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

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

**Accepted Pursuant to
Resolution No. _____**

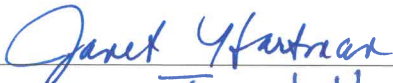
Signed, sealed and delivered in our presence:

In the Black, LLC

By: 
Don R. Mancil, Jr., Manager


Witness Name: Thomas Smith

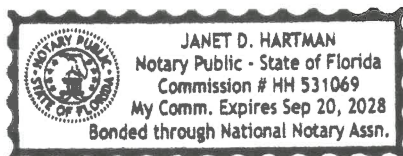
Witness Address: 6054 SW Sand Terrace
Palm City FL 34990


Witness Name: Janet Hartman
Witness Address: 3051 SW Stuart W. Blvd.
Palm City, FL 34990

State of Florida
County of Martin

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of June, 2025 by Don R. Mancil Jr., Manager, In the Black, LLC, on behalf of the company, who ☒ is personally known to me or ☐ has produced _____ as identification.

[Notary Seal]




Notary Public

Printed Name: Janet Hartman

My Commission Expires: _____

[Type here]

Surveyor's Notes:

- 1) This sketch and legal description is based on office information only and does not represent a boundary survey.
- 2) This legal description shall not be valid unless:
 - A) Provided in its entirety consisting of 5 sheets, with sheets 3 through 5 being the sketch of description.
 - B) Reproductions of the description and sketch are not valid unless signed and sealed with an embossed surveyor's seal.
- 3) Bearings shown hereon are referenced to the East-West quarter (E-W ¼) Section line of Section 34, Township 38 South, Range 40 East, having a bearing of North 89°58'04" West, and all others are relative thereto.


Certification

(Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper)

I hereby certify that the Sketch and Legal Description of the property shown and described hereon was completed under my direction and said Sketch and Description is true and correct to the best of my knowledge and belief.

I further certify that this sketch and description meets the Standards of Practice for Surveys set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida State Statutes. The Sketch and Description is based on information furnished by client or client's representative.

5/2/2025
Date of Signature


Peter Andersen
Professional Surveyor and Mapper
Florida Certificate No. 5199



SKETCH & LEGAL FOR:			
In the Black, LLC			
MARTIN COUNTY		FLORIDA	
Scale:	Date:	File & Drawing No.:	
N/A	July 2024	24-1011-01	
Drawn By:	Checked:	Sheet	
G.C.Y. IV	P.A.	2 OF 5	

1	Revised sheet count.	11/14/2024	GCY4
NO.	REVISIONS	DATE	BY

MATCH LINE A
SEE SHEET 3

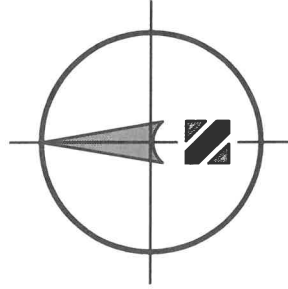
TRACT 34

TRACT 33

PALM CITY FARMS
PLAT BOOK 6, PG. 42
PALM BEACH (NOW MARTIN)
COUNTY, FLORIDA

TRACT 48

P.C.N.=34-38-40-000-030-000000-0
IN THE BLACK LLC
O.R.B. 3421, PG. 1158



GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

NOTE:

This drawing does not represent a
boundary survey and is based on office
information only.

60' EAST OF AND PARALLEL WITH
WEST LINE OF TRACT 48
S00°43'19"E 1227.77'

SW 50th AVE.

RIGHT OF WAY DEDICATION
2.19 Acres
95417.55 SQ.FT.

WEST LINE OF TRACT 48
N00°43'19"W 1226.93'

TRACT 47

P.C.N.=
34-38-40-000-047-00010-4
ELENA WHITBY
O.R.B. 2774, PG. 2960

15' NORTH OF AND PARALLEL WITH
THE SOUTH LINE OF TRACT 48
N89°55'14"W 60.01'

— SOUTH LINE OF TRACT 48 —

— SW 69TH ST (30' WIDE • PLAT BOOK 6, PG. 42) —



INCORPORATED
PROFESSIONAL SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION LB 4108

CORPORATE OFFICE
PO BOX 1469 • 1505 SW MARTIN HWY.
PALM CITY, FL 34981
(800) 386-1066 • WWW.GCYINC.COM

SKETCH & LEGAL FOR:

In the Black, LLC

MARTIN COUNTY

FLORIDA

Scale:

1" = 100'

Date:

July 2024

File & Drawing No.:

24-1011-01

Drawn By:

G.C.Y. IV

Checked:

P.A.

Sheet

4

OF

5

2
1

Street name change.
Additional boundary labeling.

3/24/2025
11/14/2024

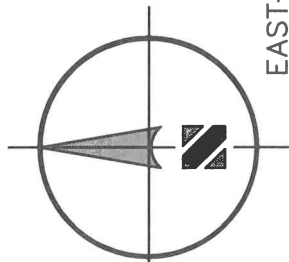
GCY4
GCY4

NO.

REVISIONS

DATE

BY



2	Street name change.	3/24/2025	GCY4
1	Additional boundary labeling.	11/14/2024	GCY4
NO.	REVISIONS	DATE	BY

