

This instrument prepared by:  
Real Property Division  
Mandee Johns, F.R.P. for  
Martin County  
2401 SE Monterey Road  
Stuart, FL 34996

Project Name: PalMar Acq. – Pacheco – RPM 4010  
PCN(s): 19-40-40-000-200-01210-2

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## SPECIAL WARRANTY DEED

THIS WARRANTY DEED made this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by **FRANK P. PACHECO**, whose address is 126 Douglas Lane, Pueblo, CO 81001, (“Grantor”), to **MARTIN COUNTY**, a political subdivision of the State of Florida, whose address is 2401 S.E. Monterey Road, Stuart, Florida 34996, (“Grantee”).

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to Grantor by Grantee, the receipt and sufficiency of which is hereby acknowledged, grants, bargains sells and conveys to Grantee the following described land (the “Property”), situate, lying and being in Martin County, Florida, to-wit:

**Parcel MM-14**

Lying in Section 19, Township 40 South, Range 40 East, Martin County, Florida.  
Being the West ½ of the North 1/5 of the Southwest ¼ of the Southwest ¼ of the Northwest ¼, less the West 150 feet thereof.

Containing ½ acre more or less.

Subject to an easement for ingress, egress, drainage and utilities over the East 30 feet, the West 30 feet and the North 30 feet.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that the Grantor or any members of the household of Grantor reside thereon.

**SUBJECT TO** conditions, restrictions, reservations, limitations and easements of record and taxes for the year 2023 and subsequent years.

**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.

Accepted pursuant to  
Resolution No. \_\_\_\_\_

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**AND**, Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that there are no mortgages encumbering the Property.

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

WITNESSES:

GRANTOR:

\_\_\_\_\_  
Witness #1 Signature  
Printed Name: \_\_\_\_\_  
Address: \_\_\_\_\_

By: \_\_\_\_\_  
FRANK P. PACHECO

\_\_\_\_\_  
Witness #2 Signature  
Printed Name: \_\_\_\_\_  
Address: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me ( ) by means of physical presence or ( ) online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by Frank P. Pacheco, who is ( ) personally known to me or ( ) has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_