

This instrument prepared by:  
Carla Segura, Real Property Manager, for  
Martin County, Real Property Division  
2401 SE Monterey Road  
Stuart, FL 34996

Project Name: ELOC Parcel – Poinciana Gardens  
Property Address: Unassigned, Hobe Sound, Florida  
PCN: 34-38-42-038-015-00380-5

SPACE ABOVE THIS LINE FOR PROCESSING DATA

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## WARRANTY DEED

**THIS WARRANTY DEED** made this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by **NIDIA A. VIDAL**, an unmarried woman, whose address is 400 SW 134<sup>th</sup> Way, Apt. F104, Pembroke Pines, Florida 33027, (“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:

Lot 38, Block 15, Section 3, of Poinciana Gardens, Plat Book 2 at  
Pages 95 & 105, of the Public Records of Martin County, Florida.

**SUBJECT TO** conditions, restrictions, reservations, limitations, easements of record, and taxes for the year 2026 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.

**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.

Grantor, as an enhanced life estate holder, has full power and authority to sell and convey the Property without joinder of the remainderman, pursuant to the terms of that certain Enhanced Life Estate Deed recorded in Official Records Book 3351, Page 456, Public Records of Martin County, Florida.

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

This conveyance is made in accordance with Martin County Ordinance No. 1221, to further the acquisition and perpetual conservation of environmentally sensitive lands. It is the express intent of the parties hereto that the Property shall be maintained in perpetuity by Grantee for conservation and recreational purposes for the benefit of the public. If any structure is built on the Property, it shall be constructed with minimal impact to the natural state of the Property except that exotic and/or invasive vegetation shall be eradicated. Grantor and Grantee intend that the aforementioned restrictions will be legally binding on Grantee and its successors-in-interest in perpetuity, and that Grantee and its successors-in-interest must comply with the terms of this Warranty Deed, including such restrictions, notwithstanding any future change in federal or state laws or regulations authorizing the release, extinguishment, amendment, or other alteration of such restrictions. Grantee expressly accepts the conveyance of the Property subject to such restrictions and assumes the obligation to maintain and preserve the Property in accordance with the terms of this Warranty Deed in perpetuity for conservation and recreational purposes for the benefit and on behalf of the public. The stated terms and purpose of this Warranty Deed shall be enforceable by the public in a court of competent jurisdiction.

***[Remainder of page intentionally left blank]***

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

Signed, sealed and delivered  
in the presence of:

**WITNESSES:**

**GRANTOR:**

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

By: \_\_\_\_\_  
**Nidia A. Vidal**

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

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

The foregoing instrument was acknowledged before me ( ) by means of physical presence or ( ) online notarization this \_\_\_\_ day of \_\_\_\_\_, 2026, by **Nidia A. Vidal** , who is ( ) personally known to me or ( ) has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

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