

This instrument prepared by:
Ellen MacArthur for
Martin County Real Property
2401 SE Monterey Road
Stuart, FL 34996

Project Name: Port Salerno Animal Hospital ROW Dedication
RP#: 3888
Property Address: 4515 SE Dixie Highway, Stuart
PCN: 52-38-41-008-000-00220-1

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED made this 22 day of March, 2024, between **SAWUBONA LLC**, a Florida limited liability company, whose address is 4515 SE Dixie Highway, Stuart, Florida 34997, (“Grantor”) in favor of **MARTIN COUNTY**, a political subdivision of the State of Florida, whose address is 2401 S.E. Monterey Road, Stuart, Florida 34996, (“Grantee”).

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, conveys, and confirms unto Grantee all that certain land situate in Martin County, Florida, more particularly described on **Exhibit “A”** attached hereto (the “Land”) for road right-of-way purposes.

SUBJECT TO conditions, restrictions, reservations, limitations and easements of record and taxes for the year 2024 and subsequent years.

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

TO HAVE AND TO HOLD, the same unto Grantee in fee simple forever.

AND, 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; will defend the same against the lawful claims of all persons..

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

Accepted pursuant to
Resolution No. _____

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

Witnesses:

SAWUBONA LLC,
a Florida limited liability company

[Signature]
Witness #1 Signature
Printed Name: Joseph D. Grosso, Jr.
850 NW Federal Hwy #236
Stuart, FL 34994
Witness #1 Address

By: [Signature]
Printed Name Jason White
Title Manager

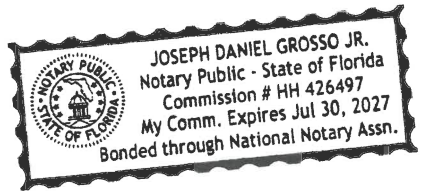
[Signature]
Witness #2 Signature
Printed Name: Alissa Mullins
850 NW Federal Hwy.
Stuart, FL 34994
Witness #2 Address

STATE OF FLORIDA,
COUNTY OF Martin,

The foregoing instrument was signed, delivered, and acknowledged before me by means of physical presence or online notarization this 22 day of MARCH, 2024, by JASON J WHITE, who is the MANAGER of SAWUBONA LLC, a Florida limited liability company, on behalf of the company. He/she is personally known to me or has produced a Driver License as identification.

(NOTARY PUBLIC)

[Signature]
Name: _____
Typed, printed or stamped
Commission number: _____
Commission expires: _____



STEPHEN J. BROWN, INC.

LICENSED BUSINESS NUMBER: 6484

SURVEYORS • DESIGNERS • LANDPLANNERS • CONSULTANTS

619 EAST 5TH STREET, STUART, FLORIDA 34994 EMAIL: STEVE@SJBSTUART.COM (772) 288-7176

"EXHIBIT A" LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN A PORTION OF LOT 22, KIEDINGER'S UNRECORDED SUBDIVISION, AS SHOWN ON THE STAFFORD & BROCK SURVEY MAP, DATED FEBRUARY 24, 1960, AND BEING ATTACHED TO THE WARRANTY DEED IN OFFICIAL RECORDS BOOK 42, PAGE 460, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SE DIXIE HIGHWAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 639, PAGE 139, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND THE SOUTHWESTERLY LINE OF LOT 27, KIEDINGER'S UNRECORDED SUBDIVISION, AS SHOWN ON THE STAFFORD & BROCK SURVEY MAP, DATED FEBRUARY 24, 1960, AND BEING ATTACHED TO THE WARRANTY DEED IN OFFICIAL RECORDS BOOK 42, PAGE 460, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 51°19'40" EAST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF SE DIXIE HIGHWAY; FOR A DISTANCE OF 215.82 FEET, TO THE POINT OF BEGINNING OF SAID PARCEL;

THENCE, DEPARTING THE ABOVE DESCRIBED RIGHT-OF-WAY LINE, SOUTH 74°46'17" EAST, FOR A DISTANCE OF 9.86 FEET, TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SE SAINT LUCIE BOULEVARD AS RECORDED IN OFFICIAL RECORDS BOOK 1147, PAGE 1085, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 56°36'29" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF SE SAINT LUCIE BOULEVARD, FOR A DISTANCE OF 4.12 FEET, TO A POINT ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF SE DIXIE HIGHWAY; THENCE, DEPARTING THE ABOVE DESCRIBED RIGHT-OF-WAY LINE, NORTH 51°19'40" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF SE DIXIE HIGHWAY, FOR A DISTANCE OF 7.78 FEET, TO THE POINT OF BEGINNING OF SAID PARCEL.

DESCRIBED PARCEL CONTAINING 15.26 SQUARE FEET, +/-.

NOTES:

1. ALL BEARINGS AREA REFERENCED TO THE NORTHERLY RIGHT-OF-WAY LINE OF SE DIXIE HIGHWAY, CALCULATED AS SOUTH 51°19'40" EAST, WITH ALL OTHERS BEING RELATIVE THERETO.

2. ADA STATEMENT:

"THIS DOCUMENT MAY BE REPRODUCED UPON REQUEST IN AN ALTERNATIVE FORMAT BY CONTACTING THE COUNTY ADA COORDINATOR (772) 320-3131, THE COUNTY ADMINISTRATION OFFICE (772) 288-5400, FLORIDA RELAY 711, OR BY COMPLETING OUR ACCESSIBILITY FEEDBACK FORM AT WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK".

THIS LAND DESCRIPTION SHALL NOT BE VALID UNLESS:

- A. PROVIDED IN ITS ENTIRETY CONSISTING OF 2 SHEETS, WITH SHEET 2 BEING THE SKETCH OF DESCRIPTION.
- B. REPRODUCTIONS OF THIS DESCRIPTION AND SKETCH ARE SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.

JOB #:	3376-01-01
DRAWN BY:	S.J.B.
CHECKED BY:	S.J.B.
DATE:	03/08/2024
SCALE:	N/A
SHEET:	1 OF 2

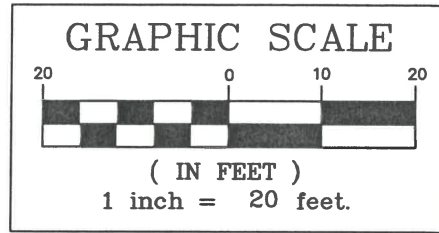
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LEGEND:	
ORB	OFFICIAL RECORDS BOOK
ST.	SAINT
PCN	PARCEL CONTROL NUMBER
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
☉	CENTERLINE



(A PORTION OF) LOT 27A
(A PORTION OF) LOT 27

SW LINE LOT 27
KIEDINGER'S UNRECORDED
SUBDIVISION
ORB 42, PAGE 460

LOT 22
(A PORTION OF)
PCN = 52-38-41-
008-000-00220-1

RIGHT-OF-WAY LINE
PER ORB 639, PAGE 142
200.59'
OLD RIGHT-OF-WAY LINE
202.82'

RIGHT-OF-WAY LINE PER
ORB 1147,
PAGE 1085

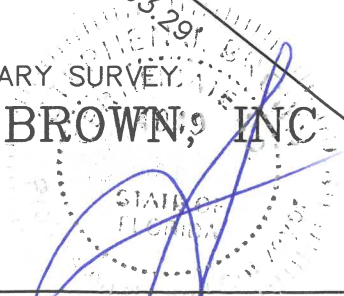
ORB 1147,
PAGE 1085

SE ST. LUCIE BOULEVARD
(ORIGINAL CENTERLINE)
(RIGHT-OF-WAY VARIES)

OLD RIGHT-OF-WAY LINE
(ALSO KNOWN AS STATE ROAD A-1-A)
SE DIXIE HIGHWAY
(RIGHT-OF-WAY VARIES)
(ORIGINAL CENTERLINE)

NOT A BOUNDARY SURVEY.

STEPHEN J. BROWN, INC



STEPHEN J. BROWN, PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4049, STATE OF FLORIDA

JOB #:	3376-01-01
DRAWN BY:	S.J.B.
CHECKED BY:	S.J.B.
DATE:	03/08/2024
SCALE:	1" = 20'
SHEET:	2 OF 2