

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

Project Name: 16870 SW Charleston St.
PCN # 01-40-38-000-000-00120-9
RP File # 4167

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 24th day of FEBRUARY, 2026, by **MARTIN COUNTY COMMUNITY REDEVELOPMENT AGENCY**, created pursuant to Part III, Chapter 163, Florida Statutes, whose address is 2401 SE Monterey Rd., Stuart, Florida, 34996, (“Grantor”), to **MARTIN COUNTY**, a political subdivision of the State of Florida, whose address is 2401 SE 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:

THE NORTH 210 FEET OF THE WEST 210 FEET OF THE EAST 450 FEET OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 1, TOWNSHIP 40 SOUTH, RANGE 38 EAST, SAID LANDS LYING IN MARTIN COUNTY, FLORIDA, as last recorded in Official Records Book 2508, Page 2642, records of Martin County, Florida.

SUBJECT TO conditions, restrictions, reservations, limitations and 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 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 claiming by through and under Grantor.

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:

Susan Kores

Witness #1 Signature

Printed Name: Susan Kores

Address: 3615 SW Thistlewood Ln

Palm City, FL 34990

Witness #2 Signature

Printed Name: Jordan Pastorius

Address: 2901 SE Monterey Road
Stuart, FL 34996

STATE OF FLORIDA

COUNTY OF MARTIN

GRANTOR:

**MARTIN COUNTY COMMUNITY
REDEVELOPMENT AGENCY**

By: Michael Reading
Print Name and Title: Michael Reading, Chair

The foregoing instrument was acknowledged before me () by means of physical presence or () online notarization this 24th day of February, 2025, by Michael Reading, who is the CHAIR of Martin County Community Redevelopment Agency, who is () personally known to me or () has produced _____ as identification.

Dianne Racek

Notary Public, State of FLORIDA

Print Name: DIANNE RACEK

My Commission Expires: 3/16/2029



DIANNE MARIE RACEK
Commission # HH 652176
Expires March 16, 2029