



736 Colorado avenue, Suite a, Stuart, Florida 34994 - phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

February 3, 2025

Ownership Search

Prepared For: GUNSTER

We hereby certify that a search has been made of the Martin County Property Appraiser's records regarding a 500-foot area surrounding the following described parcel of land:

See Exhibit "A" attached hereto & made a part hereof.

TAX ID: See Exhibit "B" attached hereto
OWNER: & made a part hereof.
ADDRESS:

The apparent property owners of land surrounding the above referenced property are as follows: The list does not include any owners who qualify for confidentiality (See attached).

Iris M. Crews

icrews



736 Colorado avenue, Suite a, Stuart, Florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

OWNERSHIP REPORT
SEARCH NO. P25-11980IC

THE ATTACHED REPORT IS ISSUED TO GUNSTER.
THE ATTACHED REPORT MAY NOT BE RELIED ON BY ANY OTHER PARTY. NO
LIABILITY IS ASSUMED BY STEWART NATIONAL TITLE INSURANCE COMPANY
FOR ANY UNAUTHORIZED USE OR RELIANCE. THIS OWNERSHIP REPORT IS
ISSUED PURSUANT TO FLORIDA STATUTE SECTION 627.7843 AND LIABILITY
HEREUNDER FOR INCORRECT INFORMATION IS LIMITED TO THE AMOUNT PAID
FOR THE REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of a 500-foot area surrounding subject property. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately. This Report does not include easements, restrictions, notices or other documents not listed above.

This Report does not insure or guarantee the validity or sufficiency of any document attached nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title or as any other form of guarantee or warranty of title. This Report shall not be used for the issuance of any title insurance policy or form.

Use of the term "Report" herein refers to this Ownership Report and the documents attached hereto.

The land referred to herein is described as follows:
See Exhibit "A" attached hereto & made a part hereof.

PRESTIGE TITLE AGENCY, INC.
850 NW Federal Hwy. Ste. 222, Stuart FL 34994

By: *icrews*
Iris M. Crews

INSTR 2504570 DR BK 2772 PG 1038 RECD 03/18/2015 09:06:36 AM
(3 Pages)
CAROLYN TIMMANN MARTIN COUNTY CLERK
DEED DDC \$3,500.00; RTG DDC \$0.00; INTANGIBLE \$0.00

Prepared by and return to:
Nina L. Ferraro, Esq.

Ferraro Law Group
3601 SE Ocean Boulevard Suite 201
Stuart, FL 34996
772-221-0600
File Number: 2186
Will Call No.: 1
Consideration \$500,000.00

[Space Above This Line For Recording Data]

Personal Representative's Deed

This Personal Representative's Deed made this 13 day of March, 2015 between Ann Covino-Alarcon and Nancy Covino Plankey, as Co-Personal Representative(s) of the Estate of Helen Coppola, deceased whose post office address is 2955 Madison Drive, Unit 2, Bridgeport, Connecticut, 06606 and 2590 Sargon Street, Henderson, Nevada, 89044, respectively, grantor, and Gaston Family Holdings, LLC, a Florida Limited Liability Company whose post office address is 4900 SE Federal Highway, Stuart, Florida, 34997, 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 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 grantees heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida, to-wit:

Begin at the Southeasterly corner of Lot 21 of Browning's Subdivision as recorded in Plat Book 3, Page 85, Martin County, Florida, Public Records, thence proceed Easterly along an extension of the South line of said Subdivision a distance of 340 feet to the point and place of beginning; thence proceed Easterly along a further extension of the said line a distance of 210 feet to the point of its intersection with the Westerly right of way line of State Road #5, thence proceed Northwesterly along the right of way line of State Road #5 a distance of 275 feet to a point; thence proceed Southwesterly a distance of 225 feet to a point which is the distance of 119.54 feet Southeasterly of the South right of way line of Carroll Street of the said subdivision; thence proceed Southeasterly a distance of 153 feet to a point which is 321.82 feet on a line beginning at the Northeast corner of said Lot 21 and the extension of the South right of way line of Janet Street; thence proceed Southeasterly to the point and place of beginning, and Commence at the Northeast corner of Lot 21, Browning's Subdivision, according to the Plat thereof, recorded in Plat Book 3, Page 85, Public Records of Martin County, Florida; thence Easterly along Southerly right of way of S.E. Janet Street approximately 135 feet to the Point of Beginning; from the Point of Beginning continue on an Easterly extension of aforesaid right of way an approximate distance of 187.78 feet; thence North 32 degrees 58' 38" West approximately 15.19 feet; thence Westerly along a line parallel to aforesaid Easterly extension approximately 143.86 feet to the Easterly right of way of S.E. Janet Street; thence Southerly along said right of way to the Point of Beginning.

Parcel Identification Number: 52-38-41-003-005-00020.70000

Subject to taxes that accrue after December 31, 2015 and subsequent years.

Subject to easements, restrictions and reservations of record.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

EXHIBIT "A"
DEED 1

DoubleTime

Copy

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor has good right and lawful authority to sell and convey said land; that the grantor warrants the title to said land for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through, or under Grantor.

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

Signed, sealed and delivered in our presence:

Witness Name: _____ Ann Covino-Alarcon, Personal Representative

Witness Name: _____

Witness Name: Kirk Alvarez _____ Nancy Covino Plankey, Personal Representative

Witness Name: Ulysses Meza _____

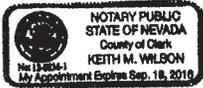
State of Connecticut
County of _____

The foregoing instrument was acknowledged before me this _____ day of March, 2015 by Ann Covino-Alarcon, Personal Representative of the estate of Helen Coppola, deceased, who is personally known to me or has produced a driver's license as identification.

[Notary Seal] Notary Public
Printed Name: _____
My Commission Expires: _____

State of Nevada
County of Clark

The foregoing instrument was acknowledged before me this 12th day of March, 2015 by Nancy Covino Plankey, Personal Representative of the estate of Helen Coppola, deceased, who is personally known to me or has produced a driver's license as identification.

[Notary Seal]  Notary Public
Printed Name: Keith M. Wilson
My Commission Expires: 09/18/2016



Basic Info

PIN 52-38-41-003-005-00020-7	AIN 41638	Situs Address 4900 SE FEDERAL HWY STUART FL	Website Updated 2/2/25
--	---------------------	---	----------------------------------

General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

Property Owners GASTON FAMILY HOLDINGS LLC	Parcel ID 52-38-41-003-005-00020-7	Use Code/Property Class 2700 - 2700 Auto Sales/Repair
Mailing Address 4900 SE FEDERAL HWY STUART FL 34997	Account Number 41638	Neighborhood 50500 FED HWY INDIAN ST TO HOBE SOUND
Tax District DISTRICT TWO MSTU	Property Address 4900 SE FEDERAL HWY STUART FL	Legal Acres 1.3643
	Legal Description BROWNING'S UNREC BEG AT INTERSECTION OF ...	Ag Use Size (Acre\Sq Ft) N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	\$ 713,140	\$ 285,740	\$ 998,880	\$ 277,310	\$ 721,570	\$ 0	\$ 721,570

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

EXHIBIT "B" RECORD CARD 1

Current Sale

Sale Date
3/13/15
Sale Price
\$ 500,000

Grantor (Seller)
COPPOLA, HELEN
Deed Type
Special Purpose Deed

Doc Num
2504570
Book & Page
2772.1038

Legal Description

BROWNING'S UNREC BEG AT INTERSECTION OF S/LN N 2/15 OF S 4/15 OF LOTS 18 19 & 20 & W R/W US 1, NLY ALG HWY 275.13' WLY 225', SLY 270'; & ELY 207.8' TO BEG (PARCEL A)

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.



Recorded in Martin County, FL 10/18/2019 11:16 AM
 Carolyn Timmann, Clerk of the Circuit Court & Comptroller
 Rec Fees: \$18.50 Deed Tax: \$280.00
 CFN#2780417 BK 3089 PG 792 PAGE 1 of 2

APR

Prepared by and return to:
 Nina L. Ferraro, Esq.
 President
 Nina L. Ferraro, PA, a Florida corporation
 943 SE Central Parkway
 Stuart, FL 34994
 772-324-2006
 File Number: 3602
 Will Call No.:
 CONSIDERATION \$40,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 11th day of October, 2019 between Marie Dalhover, a single woman whose post office address is 6558 SE Heid Court, Stuart, FL 34997, grantor, and Gaston Family Holdings LLC, a Florida limited liability company whose post office address is 4900 SE Federal Hwy, Stuart, FL 34997, 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:

Commence at the Northeasterly corner of Lot 21 of BROWNING'S SUBDIVISION, according to the plat thereof, recorded in Plat Book 3, Page 85, of the Public Records of Martin County, Florida, thence run North 66°00'00" East along the Southerly right-of-way line of Janet Street and an extension thereof, for a distance of 195.00 feet to the point of beginning; thence continue to run North 66°00'09" East for a distance of 126.82 feet to a concrete monument; thence run South 32°24'37" East for a distance of 118.71 feet to a concrete monument on the Southerly line of said BROWNING'S SUBDIVISION, thence run South 66°04'54" West along the Southerly line of BROWNING'S SUBDIVISION for a distance of 144.91 feet; thence run North 23°38'40" West along a line parallel with the Easterly line of said Lot 21 for a distance of 117.23 feet to the Point of Beginning.

Parcel Identification Number: 52-38-41-003-006-00890-2

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, 2018.

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

Signed, sealed and delivered in our presence:

DoubleTime®

COPIED COPY CT

EXHIBIT "A" DEED 2

copy

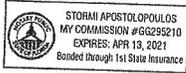
Miranda Ramsey
Witness Name: Miranda Ramsey
Stormi Apostolopoulos
Witness Name: Stormi Apostolopoulos

Marie Dalhover (Seal)
Marie Dalhover

State of Florida
County of Martin

The foregoing instrument was acknowledged before me this 11th day of October, 2019 by Marie Dalhover, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Stormi Apostolopoulos
Notary Public
Printed Name: Stormi Apostolopoulos
My Commission Expires: _____



Basic Info

PIN 52-38-41-003-006-00890-2	AIN 41666	Situs Address 2902 SE JANET ST STUART FL	Website Updated 2/2/25
--	---------------------	--	----------------------------------

General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

Property Owners

GASTON FAMILY HOLDINGS LLC

Parcel ID

52-38-41-003-006-00890-2

Use Code/Property Class

1000 - 1000 Vacant Commercial

Mailing Address

4900 SE FEDERAL HWY
STUART FL 34997

Account Number

41666

Neighborhood

50500 FED HWY INDIAN ST TO HOBE SOUND

Tax District

DISTRICT TWO MSTU

Property Address

2902 SE JANET ST STUART FL

Legal Acres

0.37

Legal Description

LOTS 89 & 90, BLOCK 6, BROWNINGS UNREC, ...

Ag Use Size (Acre\Sq Ft)

N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	\$ 193,400	\$ 0	\$ 193,400	\$ 151,050	\$ 42,350	\$ 0	\$ 42,350

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

EXHIBIT "B" RECORD CARD 2

Current Sale

Sale Date 10/11/19	Grantor (Seller) DALHOVER, MARIE	Doc Num 2780417
Sale Price \$ 40,000	Deed Type Wd Full Covenant and Warranty Deed	Book & Page <u>3089 0792</u>

Legal Description

LOTS 89 & 90, BLOCK 6, BROWNINGS UNREC, COMMENCE AT THE NORTHEASTERLY CORNER OF LOT 21, BLOCK 4, BROWNINGS S/D (PB 3 PG 85), NE 195 FT FOR THE POB, CONT NE 126.82 FT, SE 118.71 FT, SW 144.91 FT, NW 117.23 FT TO THE POB

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

EXHIBIT "B" RECORD CARD 2

copy

Prepared by:
Erick L. Deeb
Erick L. Deeb, P.A.
2350 Coral Way, Suite 401
Miami, FL 33145
305-854-2663
File Number: ED16-216

Return To:
LouAnne Nagel
Ferraro Law Group, PL
3601 S.E. Ocean Boulevard, Suite 201
Stuart, FL 34996

Parcel Identification No. 52-38-41-003-006-00910-8

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 25th day of March, 2016 between Robert L. Nunex, a single man whose post office address is 6247 S.W. 14 Street, West Miami, FL 33144 of the County of Miami-Dade, State of Florida, grantor*, and Gaston Family Holdings, L.L.C., a Florida limited liability company whose post office address is 400 Inlet Road, North Palm Beach, FL 33408 of the County of Palm Beach, State of Florida, grantee*.

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:

Commence at the intersection of the Westerly right of way line of U.S. Highway No. 1 and the Southerly right of way line of Carroll Street of BROWNING'S SUBDIVISION, according to the Plat thereof recorded in Plat Book 3, Page 85, Martin County, Florida, public records; thence run South 66°00'00" West, along the Southerly right of way line of Carroll Street a distance of 308.45 feet to an intersection with the Easterly right of way line of Janet Street of Browning's Subdivision; thence run South 24°00'00" East along the Easterly right of way line of Janet Street a distance of 100.00 feet to the Point of Beginning; thence continue South 24°00'00" East along the Easterly right of way line of Janet Street a distance of 145.00 feet; thence North 66°00'00" East a distance of 116.20 feet to the Westerly line of the parcel occupied by Bell Mobile Home Sales; thence North 33°29'54" West along the last said Westerly line a distance of 147.02 feet; thence run South 66°00'00" West a distance of 91.94 feet to the Point of Beginning.

Subject to taxes for 2016 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Copy Copy Cr

copy

Signed, sealed and delivered in our presence:

Witness Name: Ashtey Pagan

Robert L. Nunez (Seal)

Witness Name: MARTHA RODRIGUEZ

State of Florida
County of Miami-Dade

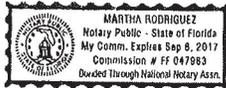
The foregoing instrument was acknowledged before me this 25 day of March, 2016 by Robert L. Nunez, who [] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

MARTHA RODRIGUEZ
Notary Public

Printed Name: MARTHA RODRIGUEZ

My Commission Expires: _____





Basic Info

PIN 52-38-41-003-006-00910-8	AIN 41667	Situs Address 2912 SE JANET ST STUART FL	Website Updated 2/2/25
--	---------------------	--	----------------------------------

General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

Property Owners

GASTON FAMILY HOLDINGS LLC

Parcel ID

52-38-41-003-006-00910-8

Use Code/Property Class

2700 - 2700 Auto Sales/Repair

Mailing Address

4900 SE FEDERAL HWY
STUART FL 34997

Account Number

41667

Neighborhood

50500 FED HWY INDIAN ST TO HOBE SOUND

Tax District

DISTRICT TWO MSTU

Property Address

2912 SE JANET ST STUART FL

Legal Acres

0.353

Legal Description

BROWNING'S UNREC, LOTS 91 & 92, BLK 6, B...

Ag Use Size (Acre\Sq Ft)

N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	\$ 184,520	\$ 3,490	\$ 188,010	\$ 129,695	\$ 58,315	\$ 0	\$ 58,315

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

EXHIBIT "B" RECORD CARD 3

Current Sale

Sale Date	Grantor (Seller)	Doc Num
3/25/16	NUNEZ, ROBERT L	2566088
Sale Price	Deed Type	Book & Page
\$ 45,800	Wd Full Covenant and Warranty Deed	<u>2843 1656</u>

Legal Description

BROWNING'S UNREC, LOTS 91 & 92, BLK 6, BEG AT S R/W CARROLL ST & E R/W JANET ST, SLY ALG JANET ST 100' FOR BEG, CONT SLY & SWLY 145', ELY 107.89', NLY 145.72' & WLY 93.39' TO BEG

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.



Basic Info

PIN 52-38-41-003-005-00010-9	AIN 41637	Situs Address UNASSIGNED	Website Updated 2/2/25
--	---------------------	------------------------------------	----------------------------------

General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

Property Owners GASTON FAMILY HOLDINGS LLC	Parcel ID 52-38-41-003-005-00010-9	Use Code/Property Class 2801 - 2801 Parking Lots (commercial or patron)
Mailing Address 4900 SE FEDERAL HWY STUART FL 34997	Account Number 41637	Neighborhood 50500 FED HWY INDIAN ST TO HOBE SOUND
Tax District DISTRICT TWO MSTU	Property Address UNASSIGNED	Legal Acres 0.087
	Legal Description BROWNING'S UNREC WLY EXTENSION OF CARROL...	Ag Use Size (Acre\Sq Ft) N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	\$ 45,480	\$ 1,460	\$ 46,940	\$ 43,753	\$ 3,187	\$ 0	\$ 3,187

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

EXHIBIT "B" RECORD CARD 4

Current Sale

Sale Date
3/13/15
Sale Price
\$ 500,000

Grantor (Seller)
COPPOLA, HELEN
Deed Type
Special Purpose Deed

Doc Num
2504570
Book & Page
2772.1038

Legal Description

BROWNING'S UNREC WLY EXTENSION OF CARROLL ST & JANET ST & ELY EXTENSION OF S1/2 JANET ST, BEING 118.80' ON N/LN & 175'; ON S/LN

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.