



This Document Prepared By and Return to:
Christopher J. Twohey, P.A.
3778 SE Ocean Blvd.
Stuart, FL 34996

Parcel ID Number: 34-38-40-000-039-00000-0

Warranty Deed

This Indenture, Made this **24th** day of **March**, **2023** A.D., **Between**
Oodles Land, LLC, a Florida limited liability company
of the County of **Martin**, State of **Florida**, **, grantor,** and
Gaynam Rackstraw and Alexis Rackstraw, husband and wife
whose address is: **1643 NW Dove Ct., Stuart, FL 34994**
of the County of **Martin**, State of **Florida**, **, grantees.**

Witnesseth that the GRANTOR, for and in consideration of the sum of
TEN DOLLARS (\$10)

and other good and valuable consideration to GRANTOR in hand paid by GRANTEES, the receipt whereof is hereby
acknowledged, has granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns
forever, the following described land, situate, lying and being in the County of **Martin**,
State of **Florida** to wit:

Tract 39, Section 34, Township 38 South, Range 40 East as shown on the Plat of Palm City Farms, Plat Book 6, Page 42, Palm Beach (now Martin) County, Florida.

LESS AND EXCEPT all that portion of Tract 39 lying North of a line that is 35.00 feet south of and parallel
with the East-West quarter (1/4) section line of Section 34, Township 38 South, Range 40 East.

LESS AND EXCEPT that part conveyed to Martin County in Warranty Deed recorded O.R. Book 3179,
Page 284, Public Records of Martin County, Florida.

SUBJECT TO:

- 1. Taxes for the year 2023, and all subsequent years;**
- 2. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;**
- 3. Restrictions and matters appearing on the Plat or otherwise common to the subdivision; and**
- 4. Public utility easements of record, if any.**


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

Warranty Deed - Page 2

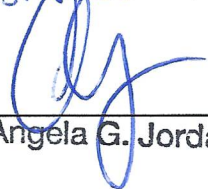
Parcel ID Number: 34-38-40-000-039-00000-0

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

Signed, sealed and delivered in our presence:




Printed Name: Christopher J. Twohey
Witness



Printed Name: Angela G. Jordan
Witness

Oodles Land, LLC

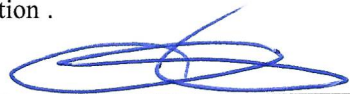
By: 

Dale Atkinson, Manager
P.O. Address: PO Box 1170, Palm City, FL 34991

State of Florida

County of Martin

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23 day of **March**, 2023, by **Dale Atkinson, Manager of Oodles Land, LLC, a Florida limited liability company on behalf of the limited liability company** who is personally known to me or who has produced his as identification.



Printed Name: Christopher J. Twohey
Notary Public
My Commission Expires:

