



Recorded in Martin County, FL 8/17/2023 11:48 AM  
 Carolyn Timmann, Clerk of the Circuit Court & Comptroller  
 Rec Fees: \$27.00 Deed Tax: \$18,550.00  
 CFN#3031415 BK 3391 PG 2853 PAGE 1 of 3

Prepared by and return to:

Lorraine M. Johnson  
 Legal Assistant  
 Marc R. Gaylord, P.A.  
 12000 SE Old Dixie Hwy.  
 Hobe Sound, FL 33455  
 772-545-7740  
 File Number: 2023-255

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 17th day of August, 2023 between Dylan J. Blair and Brooke Blair, husband and wife whose post office address is 12864 S. Shore Dr., North Palm Beach, FL 33410, grantor, and Foxland Properties, Inc., an Illinois corporation whose post office address is 18 South 5th Street, Geneva, IL 60134, 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:

Lot 11, GALLEON BAY, according to the map or plat thereof as recorded in Plat Book 10, Page 5, Public Records of Martin County, Florida.

Parcel Identification Number: 30-37-42-015-000-00110.10000

**SUBJECT TO** restrictions, reservations, covenants and easements of record which are not reimposed by this deed; and taxes for the year 2023 and subsequent thereto; and all applicable zoning ordinances.

**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.

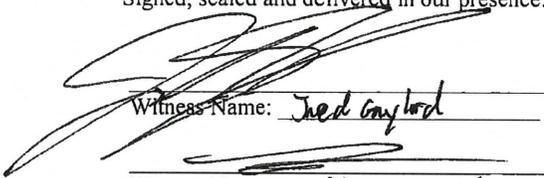
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

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

EXHIBIT "A"

DoubleTime®

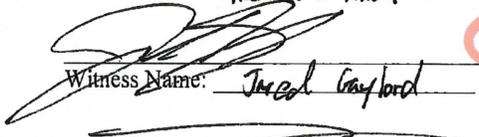
Signed, sealed and delivered in our presence:

  
Witness Name: Jared Gaylord

 (Seal)  
Dylan J. Blair

Witness Name: Harrison Allen  
Harrison Allen

 (Seal)  
Brooke Blair

  
Witness Name: Jared Gaylord

Witness Name: Harrison Allen  
Harrison Allen

State of Florida  
County of Martin

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 10 day of August, 2023 by Dylan J. Blair and Brooke Blair, who  are personally known or  have produced a driver's license as identification.

[Notary Seal]

  
Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

