

This instrument prepared by:
Lucido & Associates
701 E. Ocean Boulevard
Stuart, FL 34994

QUIT CLAIM DEED

THIS QUITCLAIM DEED is made this 11th day of MAY, 2026, by HEISSENBERG FAMILY FINANCIAL INVESTMENTS, LLC, a Florida limited liability company, hereinafter "Grantor", to MARTIN COUNTY, a political subdivision of the State of Florida, hereinafter "Grantee", whose address is 2401 SE Monterey Road, Stuart, Florida 34996.

(Wherever used herein the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of Individual, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Martin, State of Florida, to wit:

See Exhibit A, attached hereto and made a part hereof

SUBJECT to easements, restrictions and zoning ordinances of public record, and taxes for the current and subsequent years.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and behoof of the Grantee.

IN WITNESS WHEREOF, Grantor has caused this Quit Claim Deed to be duly executed, effective on the date indicated above.

Accepted Pursuant to Resolution

No _____

On _____

Witnesses:

Shannon Cicciusz
Print name: Shannon Cicciusz
Address: 557 NE Alice St
Jensen Beach, FL 34957

Arielle Fountaine
Print name: Arielle Fountaine
Address: 9755 Gumbo Limbo Ln
Jensen Beach, FL 34957

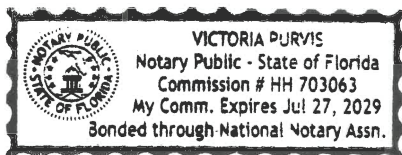
HEISSENBERG FAMILY
FINANCIAL INVESTMENTS, LLC,
a Florida limited liability company

By: Michael Heissenberg
Michael Heissenberg
Manager

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on this 11th day of May, 2026, by Michael Heissenberg, Manager of Heissenberg Family Financial Investments, LLC, a Florida limited liability company, who ☐ is personally known to me, or ☐ has produced known as identification.

(Notarial Stamp)



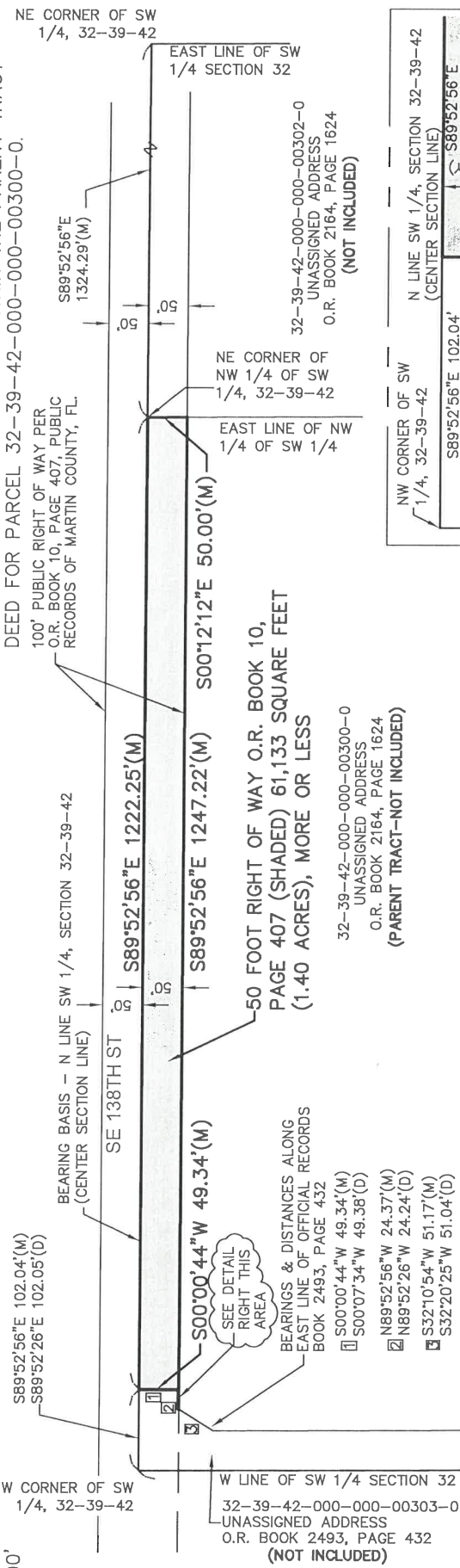
Victoria Purvis
Notary Public
State of Florida at Large
My Commission Expires:

SKETCH & DESCRIPTION

EXHIBIT A

RIGHT OF WAY IN SECTION 32, TOWNSHIP 39 SOUTH,
RANGE 42 EAST, MARTIN COUNTY, FLORIDA

SCALE
1" = 200'



LEGEND:

(D) = DEED; (M) = MEASURED; O.R. = OFFICIAL RECORDS;
32-39-42-000-000-00300-0 = PARCEL IDENTIFICATION NUMBER

RIGHT OF WAY LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 32, TOWNSHIP 39 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, BEING A PORTION OF THAT 100 FOOT RIGHT OF WAY LYING SOUTH OF THE CENTER SECTION LINE OF SAID SECTION 32 AS DESCRIBED IN O.R. BOOK 10, PAGE 407, SAID CENTER SECTION LINE BEING THE NORTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 32, SAID PARCEL BEING A 50 FOOT STRIP, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 32 BEING BOUNDED ON THE NORTH BY THE NORTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 32; BOUNDED ON THE EAST BY THE EAST LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 32; BOUNDED ON THE SOUTH BY A LINE THAT IS 50.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 32; BOUNDED ON THE WEST BY THAT PARCEL DESCRIBED IN O.R. BOOK 2493, PAGE 432, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

SAID PARCEL CONTAINING 61,133 SQUARE FEET (1.40 ACRES), MORE OR LESS

SURVEYOR'S NOTES:

1. BEARINGS REFER TO STATE PLANE NORTH AMERICAN DATUM 1983, 2011 ADJUSTMENT (NAD83(2011)) REFERENCED ALONG THE NORTH LINE SW 1/4 SECTION 32-39-42.
2. THIS SKETCH AND DESCRIPTION IS PREPARED ACCORDING TO THE BOUNDARY SURVEY PREPARED BY THIS FIRM, DATED 10/21/2025, PROJECT 223097.

CHRISTIAN FENEX AND ASSOCIATES, LLC
PROFESSIONAL SURVEYING AND MAPPING
ENVIRONMENTAL CONSULTING

1263 SW THELMA ST., PALM CITY, FLORIDA
P.O. BOX 2533, PALM CITY, FL 34991

PH.(772)283-2977 SURVEYS
LICENSED BUSINESS # 6858
REVISED SPELLING:
5/4/26

PURPOSE STATEMENT:

THIS SKETCH AND DESCRIPTION IS TO DESCRIBE THE AREA OF RIGHT OF WAY THAT FALLS WITHIN THE PARENT TRACT DEED FOR PARCEL 32-39-42-000-000-00300-0.

100' PUBLIC RIGHT OF WAY PER
O.R. BOOK 10, PAGE 407, PUBLIC
RECORDS OF MARTIN COUNTY, FL.

BEARING BASIS - N LINE SW 1/4, SECTION 32-39-42
(CENTER SECTION LINE)

S89°52'56"E 1222.25'(M)

S00°00'44"W 49.34'(M)

BEARINGS & DISTANCES ALONG
EAST LINE OF OFFICIAL RECORDS
BOOK 2493, PAGE 432

- 1 S00°00'44"W 49.34'(M)
- 2 N89°52'56"W 24.37'(M)
- 3 S32°10'54"W 51.17'(M)
- 4 S32°20'25"W 51.04'(D)

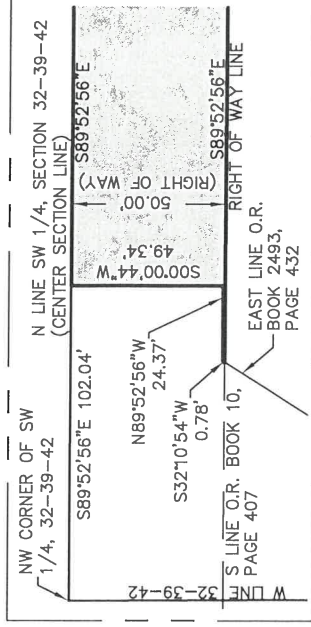
50 FOOT RIGHT OF WAY O.R. BOOK 10,
PAGE 407 (SHADED) 61,133 SQUARE FEET
(1.40 ACRES), MORE OR LESS

S00°12'12"E 50.00'(M)

NE CORNER OF
SW 1/4 OF SW 1/4
1/4, 32-39-42

EAST LINE OF NW
1/4 OF SW 1/4

32-39-42-000-000-00302-0
UNASSIGNED ADDRESS
O.R. BOOK 2164, PAGE 1624
(NOT INCLUDED)



DETAIL SCALE
1" = 60'

CERTIFIED TO:

1) MARTIN COUNTY, A POLITICAL SUBDIVISION OF
THE STATE OF FLORIDA

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 54-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

FLORIDA REGISTRATION #5102

CHRISTIAN FENEX

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

50' RW CLAIM

DRAWING DATE: 4/21/2026

SCALE THIS SHEET
1" = 200'

W.O.#
223097