

PT Prestige title agency, Inc.

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

November 10, 2025

Ownership Search

Prepared For: McCARTHY, SUMMERS, WOOD, NORMAN, MELBY, SCHULTZ,
WOOD & VanVALKENBURGH P.A.

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 "A & 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).

RECEIVED

NOV 13 2025

GROWTH MANAGEMENT
DEPARTMENT

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. P25-12011IC

THE ATTACHED REPORT IS ISSUED TO: McCARTHY, SUMMERS, WOOD, NORMAN, MELBY, SCHULTZ, WOOD & VanVALKENBURGH P.A.
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



Recorded in Martin County, FL 2/24/2023 4:16 PM
 Carolyn Timmann, Clerk of the Circuit Court & Comptroller
 Rec Fees: \$27.00 Deed Tax: \$19,530.00
 CFN#3003696 BK 3361 PG 525 PAGE 1 of 3

Prepared by and return to:
 Jeffrey S. Raynor
 All Florida Land Title Company
 790 Juno Ocean Walk
 Suite 601
 Juno Beach, FL 33408-1121
 Telephone: 561-775-7536
 File Number: NBRLLC.02
 Will Call Number:

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed is made this 17 day of February, 2023, between North Beach Rd, LLC, a Florida limited liability company, formerly known as The Bridges, LLC, a Florida limited liability company, "Grantor" and Buhl Land South LLC, a Florida limited liability company, whose post office address is P.O. Box 35, Harbor Springs, MI 49740, "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, limited liability companies, trusts and trustees)

Witnesseth, that Grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida, to-wit (the "Property"):

Lot A, PLAT NO. 1 OF ISLAND CROSSINGS, A P.U.D.(C), according to the Plat thereof recorded in Plat Book 13, Page 83, Public Records of Martin County, Florida.

Parcel Identification Number: 34-38-42-630-000-00010-0

Subject to covenants, restrictions, and public utility easements of record; existing zoning and governmental regulations; permitted exceptions attached as Exhibit "A"; provided this shall not serve to reimpose any of the foregoing; and taxes for years subsequent to December 31, 2022;

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: (a) Grantor is lawfully seized of the Property in fee simple; (b) Grantor has good right and lawful authority to sell and convey the Property; and (c) Grantor hereby fully warrants the title to the Property and will defend the Property against the lawful claims of all persons claiming by, through or under Grantor.

DoubleTime®

In Witness Whereof, Grantor has here

Signed, sealed and delivered in our presence:

Janet Preman
Witness Name: Janet Preman

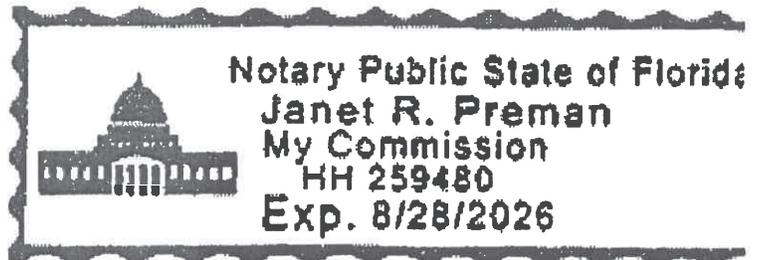
Mary Kriske
Witness Name: MARY KRISKE

State of Florida
County of Martin

The foregoing instrument was acknowledged befo

1 day of February, 2023 by Robert R. Rowden.
the company, who [] is personally known to me or

[Notary Seal]



Special Warranty Deed - Page 2

Copy Copy Copy

CFN#3003696 BK 3361 PG 527 PAGE 3 of 3

- 1. Easement Reduction and Relocation Agreement of Martin County, Florida.**
- 2. Roscommon Square Commercial Planned Unit 839, at Page 1696, as amended in Official Records Book 1082, Page 951; Official Records Book Page 694, O.R. Book 2058, Page 1062, O.R. Book 1247, at Page 1247.**
- 3. Declaration of Covenants, Easements and Restrictions recorded in Official Records Book 1247, at Page 1247, as amended in Official Records Book 1247, at Page 1247.**
- 4. Final Preserve Area Management Plan recorded in Official Records Book 1247, at Page 1247, Martin County, Florida.**
- 5. Grant of Easement from recorded in Official Records Book 1247, at Page 1247.**

O.R.. Book 1908, page 287, Public Records of

- 6. Declaration of Outparcel Use Restrictions recorded in Official Records Book 1267, Page 214 , Public**
- 7. Restrictions, covenants, conditions and easements for CROSSINGS, A P.U.D., recorded in Plat Book Official Records Book 1132, Page 693 , Public**
- 8. Ordinance No. 364 recorded in Official Records of Martin County, Florida.**
- 9. Easement granted to Florida Power & Light Company recorded in Official Records of Martin County, Florida.**
- 10. Easement to Bellsouth Telecommunications International recorded in Official Records of Martin County, Florida.**
- 11. Conservation Easement recorded in O.R. Book 1908, Page 287, Public Records of Martin County, Florida.**
- 12. Development Order Change recorded in O.R. Book 1908, Page 287, Public Records of Martin County, Florida.**
- 13. Notice of Environmental Resource or Surface Water recorded in Official Records of Martin County, Florida.**
- 14. Right of Way for SE Florida Avenue.**
- 15. Rights of the lessees under unrecorded leases.**
- 16. Resolution of Special Assessments recorded in Official Records of Martin County, Florida.**

County, Florida.

EXHIBIT "A"
Page 7 of 7

(NBRLLC.02.00794581. 1)

Copy Copy Copy

< **BACK TO SEARCH**

Basic Info

PIN 34-38-42-630-000-00010-0	AIN 104909	Situs Address 11850 SE FEDERAL HWY HOBE SOUND FL	Website Updated 11/5/25
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General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

Property Owners BUHL LAND SOUTH LLC	Parcel ID 34-38-42-630-000-00010-0	Use Code/Property Class 1000 - 1000 Vacant Commercial
Mailing Address PO BOX 35 HARBOR SPRINGS MI 49740	Account Number 104909	Neighborhood M5 M5-HOBE SOUND
Tax District DISTRICT THREE MSTU	Property Address 11850 SE FEDERAL HWY HOBE SOUND FL	Legal Acres 6.83
	Legal Description LOT A PLAT NO 1 OF ISLAND CROSSINGS A PU...	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
2025	\$ 2,819,700	\$ 0	\$ 2,819,700	\$ 346,713	\$ 2,472,987	\$ 0	\$ 2,472,987

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.

Current Sale

Sale Date 2/17/23	Grantor (Seller) NORTH BEACH RD LLC	Doc Num 3003696
Sale Price \$ 2,790,000	Deed Type Special Warranty Deed	Book & Page <u>3361 525</u>

Legal Description

LOT A PLAT NO 1 OF ISLAND CROSSINGS A PUD(C) ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13 PAGE 83 PUBLIC RECORDS MARTIN COUNTY FLORIDA

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