

This instrument prepared by:
Ellen MacArthur - Real Property Division
Martin County
2401 SE Monterey Road
Stuart, FL 34996

Project Name: SW 96th Street ROW Dedication
Project Number: 4084
PCN: 18-39-41-000-003-00010-6

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED made this 26 day of January, 2026, by **FAZLUL AHMED** and **ZARNA AHMED**, husband and wife, whose address is 104 W Thatch Palm Circle, Jupiter, Florida, 33458, (“GRANTOR”), to **MARTIN COUNTY**, a political subdivision of the State of Florida, whose address is 2401 S.E. Monterey Road, Stuart, Florida 34996, (“GRANTEE”).

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, conveys, and confirms unto Grantee all that certain land situate in Martin County, Florida, on Exhibit “A” attached hereto more particularly described (the “Property”).

SUBJECT TO conditions, restrictions, reservations, limitations and easements of record and taxes for the year 2026 if any, and all subsequent years, applicable zoning and land use laws, ordinances, regulations, restrictions, and other requirements imposed by governmental authorities; all facts that would be shown by an accurate, current survey; and all matters of record, including but not limited to, all rights of way, restrictions, reservations, covenants, conditions, easements, encumbrances, agreements, and matters appearing on any applicable plat, but nothing herein shall be deemed to reimpose any such matters..

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 Grantor is lawfully seized of the Property in fee simple and that Grantor has good right and lawful authority to sell and convey Grantor’s interest in and to the Property; and hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

Grantor further warrants that there are no mortgages encumbering the Property.

Accepted pursuant to
Resolution No. _____

IN WITNESS WHEREOF, the Grantor has executed these presents the day and year first above written.

WITNESSES:

[Signature]

Witness #1 Signature
Printed Name: Antoinette Romano
Mailing Address: 6526 S Kanner Hwy Stuart
FL 34997

[Signature]

Fazlul Ahmed

[Signature]

Witness #2 Signature
Printed Name: Gabrielle Paige
Mailing Address: 6526 S Kanner Hwy Stuart
FL 34997

[Signature]

Witness #1 Signature
Printed Name: KOHINUR BEGUM
Mailing Address: 104 W Thatch Palm Cir
Jupiter, FL-33458

[Signature]

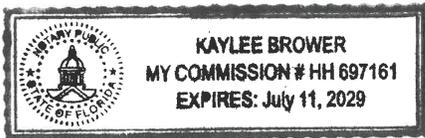
Zarna Ahmed

[Signature]

Witness #2 Signature
Printed Name: RODNY WILLIAM
Mailing Address: 104 W Thatch Palm Cir
Jupiter, FL 33458

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 26 day of January, 2026, by Fazlul Ahmed and Zarna Ahmed, husband and wife () by means of physical presence or (✓) online notarization. They are () personally known to me or (✓) have produced FL DL as identification.



[Signature]

Notary Public, State of Florida
Print Name: Kaylee Brower
My Commission Expires: July 11 2029

NOTE:

DESCRIPTION NOT
VALID WITHOUT
SKETCH.

EXHIBIT A
THIS IS NOT A FIELD SURVEY

DESCRIPTION

THE NORTH 7.00 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND;

THE WEST 304.70 FEET, OF THE EAST 625.00 FEET, OF THE NORTH 300.00 FEET, LESS THE NORTH 50.00' FEET OF LOT 3, BLOCK 18, TROPICAL FRUIT FARMS, AS RECORDED IN PLAT BOOK 3, PAGE 6, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, (NOW) MARTIN COUNTY, FLORIDA.

CONTAINING 2,133 SQUARE FEET, MORE OR LESS.

NOTES

1. THIS DOCUMENT MAY BE REPRODUCED UPON REQUEST IN AN ALTERNATIVE FORMAT BY CONTACTING THE COUNTY ADA COORDINATOR (772) 320-3131, THE COUNTY ADMINISTRATION OFFICE (772) 288-5400, FLORIDA RELAY 711, OR BY COMPLETING OUR ACCESSIBILITY FEEDBACK FORM AT WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK.
2. THIS SKETCH AND DESCRIPTION IS FOR THE EXCLUSIVE PURPOSE OF DESCRIBING THE PARCEL OR STRIP OF LAND SHOWN AND IS NOT A BOUNDARY SURVEY. SEE BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY THIS OFFICE UNDER JOB NUMBER 20-303, LAST REVISED FEBRUARY 13, 2025.
3. DESCRIPTION NOT VALID WITHOUT SKETCH.
4. LOTS SHOWN HEREON IN REFERENCE TO PLAT OF TROPICAL FRUIT FARMS (PLAT BOOK 3, PAGE 6) PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.
5. ALL INSTRUMENTS OF RECORD REFERENCED HEREON ARE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, UNLESS OTHERWISE STATED.

Michael T. Owen
 MICHAEL T. OWEN
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA REGISTRATION #5556

STATE OF FLORIDA
 SIGNATURE DATE
 1-27-2025

PROJECT	FAZLUL AHMED	JOB NO.	20-303	BY	RB	EDC A DIVISION OF HALEY WARD, INC.
		DATE	2025.02.13	DATE	2025.02.13	
TITLE	SKETCH & DESCRIPTION OF: 7' RIGHT-OF-WAY DEDICATION	REV. DATE	2025.02.13	REV.	1	SHEET
		SCALE	N/A	SHEET	1 OF 2	

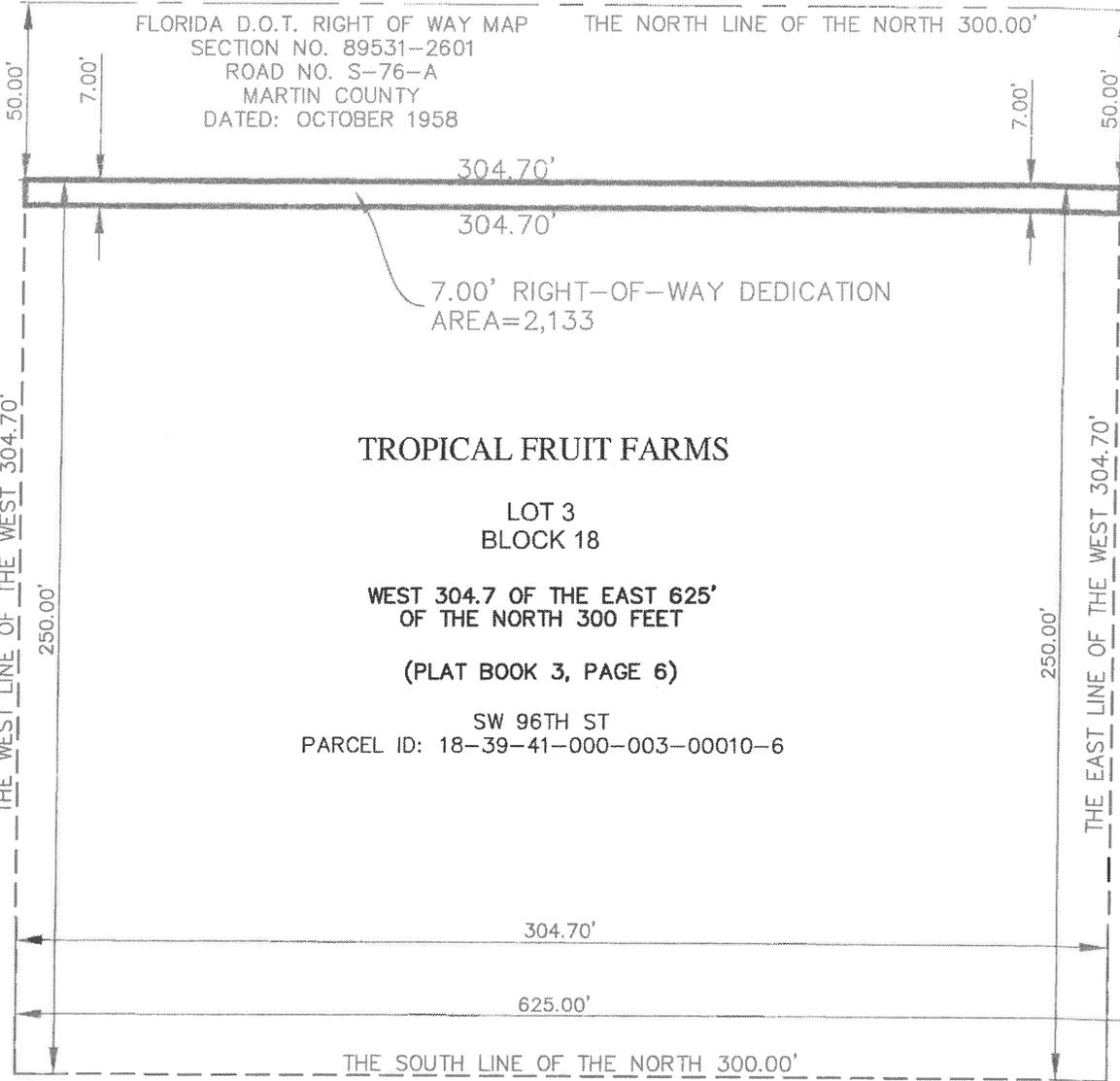
ABBREVIATION LEGEND

P.O.C. POINT OF COMMENCEMENT
 P.O.B. POINT OF BEGINNING
 P.O.T. POINT OF TERMINUS
 O.R.B. OFFICIAL RECORD BOOK
 PG. PAGE

EXHIBIT _____
 THIS IS NOT A FIELD SURVEY

S. W. 96TH STREET
 (100.00' RIGHT-OF-WAY)

FLORIDA D.O.T. RIGHT OF WAY MAP THE NORTH LINE OF THE NORTH 300.00'
 SECTION NO. 89531-2601
 ROAD NO. S-76-A
 MARTIN COUNTY
 DATED: OCTOBER 1958



7.00' RIGHT-OF-WAY DEDICATION
 AREA=2,133

TROPICAL FRUIT FARMS

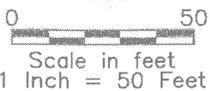
LOT 3
 BLOCK 18

WEST 304.7 OF THE EAST 625'
 OF THE NORTH 300 FEET

(PLAT BOOK 3, PAGE 6)

SW 96TH ST
 PARCEL ID: 18-39-41-000-003-00010-6

1855 SW KANNER HWY
 PARCEL ID: 18-39-41-000-003-00030-2



PROJECT	FAZLUL AHMED	JOB NO.	20-303	BY	RB
		DATE	2025.02.13	DATE	2025.02.13
TITLE	SKETCH & DESCRIPTION OF: 7' RIGHT-OF-WAY DEDICATION	REV. DATE	2025.02.13	REV.	1
		SCALE	1"=50'	SHEET	2 OF 2

