

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

Project Name: Boys and Girls Club HS ROW
Project Number: 4176
PCN: 34-38-42-064-001-00010-0

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED made this 17th day of DECEMBER, 2025, by **BOYS AND GIRLS CLUB OF MARTIN COUNTY, INC.**, a Florida not-for-profit corporation, whose mailing address is P.O. Box 910, Hobe Sound, Florida, 33475, ("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 2025 and subsequent years.

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; that Grantor has good right and lawful authority to sell and convey the Property; and Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

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.

Signed, sealed and delivered
in the presence of:

Laurie Daccarett

SIGNATURE OF WITNESS #1

Laurie Daccarett

(TYPE OR PRINT NAME)

5445 SW Woodham St
Palm City FL 34990

(WITNESS #1 ADDRESS)

BOYS AND GIRLS CLUB OF MARTIN
COUNTY, INC., a Florida not-for profit
corporation

By: Keith Fletcher

Printed Name: Keith G. Fletcher

Title: President & CEO - BGCNC

Bruno Pettari
SIGNATURE OF WITNESS #2

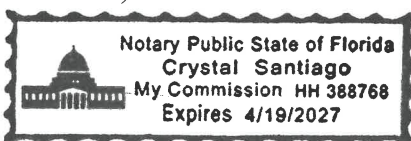
(TYPE OR PRINT NAME)

11885 SW Silver Creek Ave
PSL, FL 33485
(WITNESS #2 ADDRESS)

STATE OF FLORIDA }
COUNTY OF MARTIN }

The foregoing instrument was acknowledged before me this 17th day of December, 2025, by Keith Fletcher, as President / CEO of BOYS AND GIRLS CLUB OF MARTIN COUNTY, INC., a Florida not-for-profit corporation, on behalf of the company, () by means of physical presence or () online notarization and is (✓) personally known to me or has produced () as identification.

(NOTARY SEAL)



Crystal Santiago

Notary Public, State of Florida

Printed Name: Crystal Santiago

My Commission Expires: 4/19/2027

LEGAL DESCRIPTION

LARES AVENUE — ADDITIONAL RIGHT-OF-WAY DEDICATION

THE EASTERLY 8.50 FEET OF LOTS 1 AND 2, BLOCK 1, WELWYN PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 77, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

CONTAINING 1,148 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES

1. NOT VALID WITHOUT ALL SHEETS AND THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE ASSUMED. BEARING BASE IS THE SOUTHERLY LINE OF BLOCK 1, WELWYN PARK, HAVING A BEARING OF S 68°42'56" W AND ALL OTHERS BEING RELATIVE THERETO.

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(NOT VALID WITHOUT ALL PAGES)

SKETCH NO.: 821116_2025-07-23.dwg

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

CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH UNDER CHAPTER 5J-17 F.A.C. BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS.

RL VAUGHT & ASSOCIATES, INC.
SURVEYORS, MAPPERS & PLANNERS


LICENSED SURVEY BUSINESS NUMBER 5879
9075 SE BRIDGE ROAD; HOBE SOUND 33455
MAIL: P.O. BOX 160 HOBE SOUND, FL 33475
PHONE: 772-546-8086 FAX: 772-546-8087
EMAIL: survey@rlvaught.com

DATE OF SKETCH: 10/22/2025

SCALE: N/A W.O. #: 821116

REVISIONS:

11/14/25 * PER COMMENTS * PMZ
12/04/25 * PER COMMENTS * PMZ

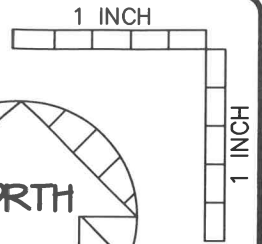

FLORIDA REGISTRATION #6736
P. Michael Zarrella PSM

SKETCH OF DESCRIPTION

(THIS IS NOT A SURVEY)

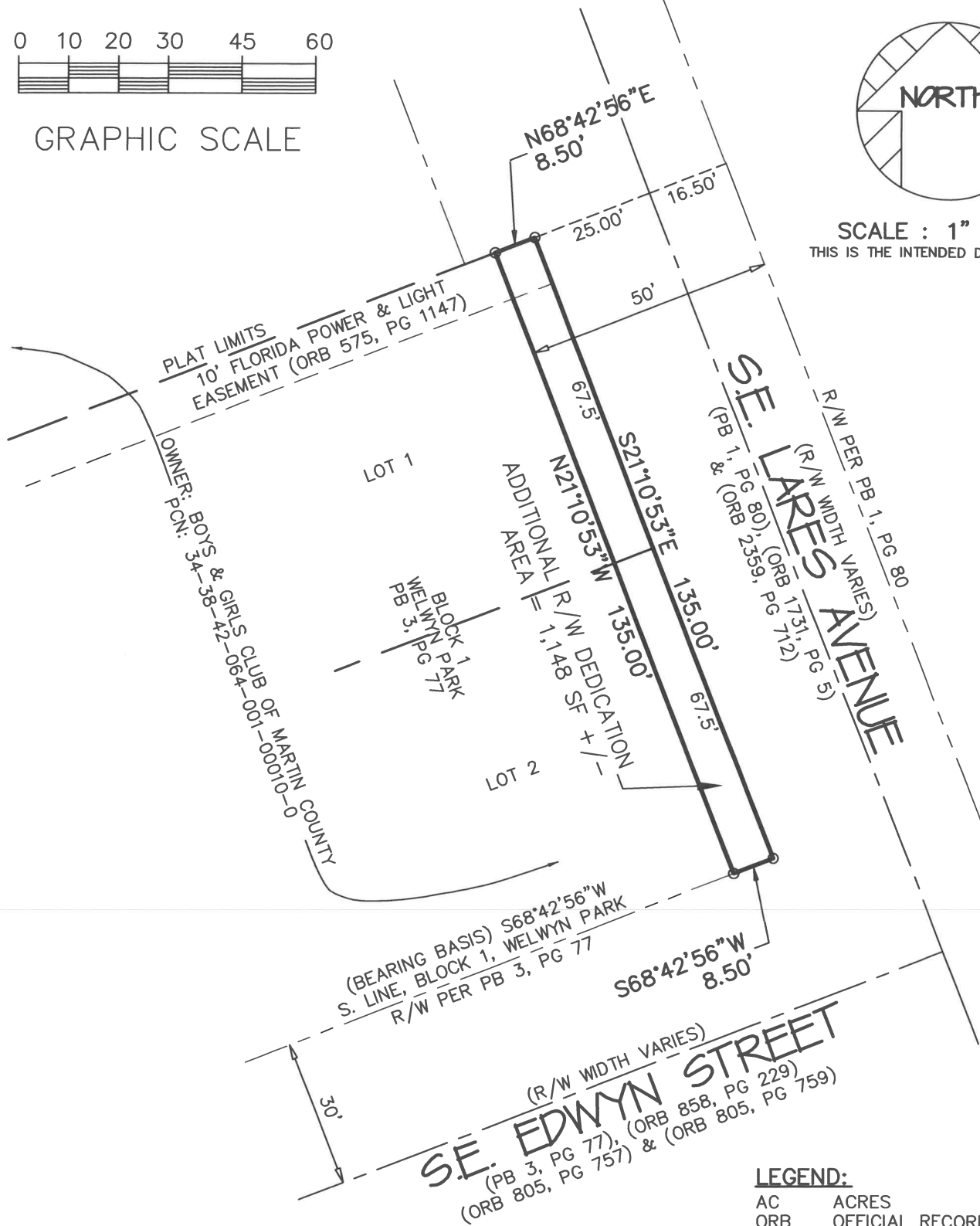


GRAPHIC SCALE



SCALE : 1" = 30'

THIS IS THE INTENDED DISPLAY SCALE



LEGEND:

AC	ACRES
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG	PAGE
PCN	PARCEL CONTROL NUMBER
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
+/-	MORE OR LESS

RL. VAUGHT & ASSOCIATES, INC.

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SHEET:
2 OF 2

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