Prestige title agency, inc.

736 colorado avenue, suite a, stuart, florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

May 11, 2020

Ownership Search

Prepared For: ENGINEERING, DESIGN & CONSTRUCTION, INC.

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 "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).

Iris M. Crews

icrews

Prestige title agency, inc.

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OWNERSHIP REPORT

SEARCH NO. P22-11759/IC

THE ATTACHED REPORT IS ISSUED TO ENGINEERING, DESIGN & CONSTRUCTION, INC.THE ATTACHED REPORT MAY NOT BE RELIED ON BY ANY OTHER PARTY. NO LIABILITY IS ASSUMED BY OLD REPUBLIC 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.
736 Colorado Ave. Ste. A
Stuart FL 34994

By: *icrews*

Iris M. Crews

Recorded in Martin County, FL 8/10/2020 3:15 PM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: $18.50Deed Tax: $0.70
CFN#2830939 BK 3149 PG 950 PAGE 1 of 2

Prepared by and return to:

Steven G. Vitale, P.A.
211 S. Colorado Avenue, Suite 2
Stuart, FL 34994
772-781-1999
File Number: SGV-2272
Will Call No:

Parcel Identification No. 13-37-41-000-000-00070.40000

Warranty Deed

(STATUTORY FORM – SECTION 689-02, F.S.)

This Indenture made this 7th day of April, 2020 between **Fred D. Faulkner, a single man, individually and as Trustee of the Fred D. Faulkner Living Trust, as last amended and restated on May 1, 2018,** whose post office address is **6994 SE Harbor Circle, Stuart, FL 34996,** grantors*, and **4585 NE Ocean Blvd, LLC, a Florida limited liability company,** whose post office address is **6994 SE Harbor Circle, Stuart, FL 34996,** grantee*,

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 where 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:

See attached Exhibit "A"

and said grantor does hereby fully warrant the title to said land and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

Witness Name: Ann P. Saucier

Witness Name: Steven G. Vitale

Fred D. Faulkner, individually and as Trustee of the Fred D. Faulkner Living Trust, as last amended and restated on May 1, 2018

State of Florida
County of Martin

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 7th day of April, 2020, by Fred D. Faulkner, a single man, individually and as Trustee of the Fred D. Faulkner Living Trust, as last amended and restated on May 1, 2018 [X] who is personally known to me or [ ] who has produced _____ as identification.

[Notary Seal]

Notary Public
Printed Name:
My Commission Expires:

Notary Public State of Florida
Steven G Vitale
My Commission GG 354525
Expires 09/28/2023

Copy

Exhibit "A"
page 1 of 2

EXHIBIT "A"

A parcel of land lying in Government Lot 1, Section 13, Township 37 South, Range 41 East, Martin County, Florida, lying East of State Road A-1-A, and being more particularly described as follows:

Commence at the Northwest corner of Government Lot 3, Section 13, Township 37 South, Range 41 East; thence South 89°42'50" East along the South line of said Government Lot 1, a distance of 211.98 feet to the point of intersection with the centerline of the Old Beach Road;

thence North 22°57'45" West along said centerline a distance of 411.52 feet to a point heretofore referred to as Point "A" and the POINT OF BEGINNING; thence North 89°42'50" West, parallel to the said South line of Government Lot 1, a distance of 182.71 feet to the East right-of-way line of State Road A-1-A; thence North 23°49'35" West along said East right-of-way line, a distance of 201.32 feet; thence South 89°42'50" East, parallel to the said South line of Government Lot 1, a distance of 186.01 feet to the said centerline of the Old Beach Road; thence South 22° 57'45" East along aforesaid centerline of the Old Beach Road, a distance of 100.00 feet to a concrete monument, thence South 89° 42'50"E a distance of 282 feet, more or less to the mean high water line of the Atlantic Ocean; thence meander said mean high water line Southeasterly a distance of 97 feet more or less to the point of intersection with a line that is 378.10 feet northerly of, as measured at right angles to the said South line of Government Lot 1, said line bears South 89°42'50" East from the POINT OF BEGINNING; thence North 89°42'50" West along lastly said line, a distance of 274 feet more or less to the POINT OF BEGINNING.

Copy Copy Copy

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
13-37-41-000-000-00070-4	6	4585 NE OCEAN BLVD HUTCHINSON ISLAND FL	5/10/22

General Information

Property Owners
4585 NE OCEAN BLVD LLC

Mailing Address
PO BOX 6212
JENSEN BEACH FL 34957

Tax District
DISTRICT ONE (H I) SPEC

Parcel ID
13-37-41-000-000-00070-4

Account Number
6

Property Address
4585 NE OCEAN BLVD HUTCHINSON ISLAND FL

Legal Description
A PARCEL OF LAND LYING IN GOVERNMENT LOT...

Use Code/Property Class
0100 - 0100 Single Family

Neighborhood
190105 HI Oceanfront, Galleon Bay

Legal Acres
1.3700

Ag Use Acres
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2021	$ 1,265,000	$ 237,430	$ 1,502,430	$ 0	$ 1,502,430	$ 0	$ 1,502,430

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
4/7/20

Sale Price
$ 100

Grantor (Seller)
FRED D FAULKNER LIVING TRUST

Deed Type
Wd Full Covenant and Warranty Deed

Doc Num
2830939

Book & Page
3149 0950

Legal Description

A PARCEL OF LAND LYING IN GOVERNMENT LOT 1 SEC 13-37-41 MARTIN COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED IN OR 3108/2104 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.

Exhibit "B"