



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

## OWNERSHIP REPORT

SEARCH NO. P20-11681/IC

THE ATTACHED REPORT IS ISSUED TO PRO POOL BUILDERS. 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 300 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: \_\_\_\_\_

IRIS M. CREWS



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September 8, 2021

Ownership Search

Prepared For: PRO POOL BUILDERS

We hereby certify that a search has been made of the Martin County Property Appraiser's records regarding a 300 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



Recorded in Martin County, FL 12/11/2020 12:51 PM  
Carolyn Timmann, Clerk of the Circuit Court & Comptroller  
Rec Fees: \$18.50 Deed Tax: \$2,100.00  
CFN#2855364 BK 3180 PG 1661 PAGE 1 of 2

Prepared by and return to:

David A. Lewis, Esq.

McCarthy, Summers, Wood, Norman, Melby & Schultz, P.A.

2400 SE Federal Highway, 4<sup>th</sup> Floor

Stuart, Florida 34994

772-286-1700

File Number: 16542.02

Parcel Identification No.: 22-37-41-009-000-001210-6-0000

(space above this line for recording data)

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

**THIS WARRANTY DEED**, made this 10 day of December, 2020, by Brooke L. Brown, a married adult, joined by her husband, David M. Cahall, whose post office address is 2696 NE Cypress Lane, Jensen Beach, Florida 34957 ("Grantor"), to Elizabeth Ellen Manchester, whose post office address is 3282 NE Skyline Dr, Jensen Beach, Florida 34957 ("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 whereof 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, Florida, to-wit:

LOT 12, JENSEN HIGHLANDS, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 44, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

Subject to taxes for 2021, and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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.

Exhibit "A"  
page 1 of 2

Signed, sealed and delivered in our presence:

[Signature]  
Witness printed name: Brooke L. Brown

[Signature]  
Brooke L. Brown

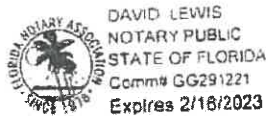
[Signature]  
Witness printed name: David M. Cahall

[Signature]  
David M. Cahall

State of Florida  
County of Martin

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10 day of December, 2020, by Brooke L. Brown and David M. Cahall, who ☐ are personally known or ☒ have produced a driver's license as identification.

{Notary Seal}



[Signature]  
Notary Public

Exhibit A<sup>7</sup>  
page 2 of 2



MARTIN COUNTY  
PROPERTY APPRAISER  
Jenny Fields, CPA

# Basic Info

<b>PIN</b>	<b>AIN</b>	<b>Situs Address</b>	<b>Website Updated</b>
22-37-41-009-000-00120-6	2919	3282 NE SKYLINE DR JENSEN BEACH FL	9/8/21

## General Information

<b>Property Owners</b> MANCHESTER ELIZABETH ELLEN	<b>Parcel ID</b> 22-37-41-009-000-00120-6	<b>Use Code/Property Class</b> 0100 - 0100 Single Family
<b>Mailing Address</b> 3282 NE SKYLINE DR JENSEN BEACH FL 34957	<b>Account Number</b> 2919	<b>Neighborhood</b> 222030 Legion Hghts,Jensen Highlands
<b>Tax District</b> DISTRICT ONE MSTU	<b>Property Address</b> 3282 NE SKYLINE DR JENSEN BEACH FL	<b>Legal Acres</b> .2160
	<b>Legal Description</b> JENSEN HIGHLANDS, LOT 12	<b>Ag Use Acres</b> N/A

## Current Value

<b>Year</b>	<b>Land Value</b>	<b>Improvement Value</b>	<b>Market Value</b>	<b>Value Not Taxed</b>	<b>Assessed Value</b>	<b>Total County Exemptions</b>	<b>County Taxable Value</b>
2021	\$ 118,750	\$ 101,280	\$ 220,030	\$ 0	\$ 220,030	\$ 0	\$ 220,030

## Current Sale

<b>Sale Date</b> 12/10/20	<b>Grantor (Seller)</b> BROWN BROOKE L
<b>Sale Price</b> \$ 300,000	<b>Deed Type</b> Wd Full Covenant and Warranty Deed

Exhibit "B"  
Page 1 of 2

**Doc Num**  
2855364

**Book & Page**  
3180 1661

## Legal Description

JENSEN HIGHLANDS, LOT 12

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

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Exhibit "B"  
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