



NPH- 3  
Exhibit 3

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

June 26, 2019

Ownership Search


Prepared For: Lucido & Associates

We hereby certify that a search has been made of the Martin County Property Appraiser's records regarding a 1000 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).

  
Karen Rae Hyche  
President



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

## OWNERSHIP REPORT

SEARCH NO. P19-11,480/KRH

THE ATTACHED REPORT IS ISSUED TO LUCIDO & ASSOCIATES. 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 SUM OF \$1,000.00.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of a 1000 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:

A handwritten signature in purple ink that reads 'Karen Rae Hyche'.

Karen Rae Hyche

EXHIBIT A  
LEGAL DESCRIPTION

THE WEST 298.00 FEET OF TRACT 1, BLOCK 64, ST. LUCIE INLET FARMS,  
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1,  
PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY,  
FLORIDA

TOGETHER WITH:

THE EAST 362.00 FEET OF TRACT 1, BLOCK 64, ST. LUCIE INLET FARMS,  
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1,  
PAGE 98, PUBLIC RECORDS OF MARTIN (FORMERLY PALM BEACH)  
COUNTY, FLORIDA, LESS AND EXCEPTING THEREFROM THE NORTH 15  
FEET AND THE EAST 15 FEET THEREOF FOR ROAD RIGHT-OF-WAY  
PURPOSES.

PARCEL I.D. NUMBERS:

55-38-41-000-064-00011-1

55-38-41-000-064-00010-2

Martin County, Florida - Laurel  
Kelly, C.F.A

generated on 6/26/2019 11:42:09 AM EDT

## Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
55-38-41-000-064-00010-2	44229	1750 SE DARLING ST, STUART	\$410,690	6/22/2019

<b>Owner Information</b>	
<b>Owner(Current)</b>	1750 SE DARLING STREET REALTY TRUST
<b>Owner/Mail Address</b>	20 WILLIAM ST STE 130 WELLESLEY MA 02481
<b>Sale Date</b>	3/13/2017
<b>Document Book/Page</b>	<u>2913 2276</u>
<b>Document No.</b>	2625486
<b>Sale Price</b>	100

<b>Location/Description</b>			
<b>Account #</b>	44229	<b>Map Page No.</b>	
<b>Tax District</b>	9009	<b>Legal Description</b>	ST LUCIE INLET FARMS E 362' OF TR 1 BLK 64 (LESS E 15' & N 15' R/W) (5.13 AM)
<b>Parcel Address</b>	1750 SE DARLING ST, STUART		
<b>Acres</b>	5.1300		

<b>Parcel Type</b>	
<b>Use Code</b>	0100 Single Family
<b>Neighborhood</b>	566000 St Lucie Inlet Farms ACREAGE

<b>Assessment Information</b>	
<b>Market Land Value</b>	\$230,850
<b>Market Improvement Value</b>	\$179,840
<b>Market Total Value</b>	\$410,690

Subject property

Exhibit "B"

1 of 2

Martin County, Florida - Laurel  
Kelly, C.F.A

generated on 6/26/2019 11:53:11 AM EDT

## Summary


Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
55-38-41-000-064-00011-1	44230	1700 SE DARLING ST, STUART	\$411,190	6/22/2019
Owner Information				
Owner(Current)	REAL ESTATE INVESTMENT REALTY TRUST			
Owner/Mail Address	20 WILLIAM ST STE 130 WELLESLEY HILLS MA 02481			
Sale Date	6/16/2006			
Document Book/Page	<u>2153 1359</u>			
Document No.	1941157			
Sale Price	0			
Location/Description				
Account #	44230	Map Page No.	HG-45	
Tax District	9009	Legal Description	ST LUCIE INLET	
Parcel Address	1700 SE DARLING ST, STUART		FARMS W 298' OF TR	
Acres	4.4100		1 BLK 64	
Parcel Type				
Use Code	0100 Single Family			
Neighborhood	566000 St Lucie Inlet Farms ACREAGE			
Assessment information				
Market Land Value	\$264,600			
Market Improvement Value	\$146,590			
Market Total Value	\$411,190			

Subject property

Exhibit "B"

2 of 2

This instrument was prepared by  
and should be returned to:  
Stuart M. Gottlieb, Esq.  
McLaughlin & Stern, LLP  
City Place Office Tower  
525 Okeechobee Blvd., Suite 1700  
West Palm Beach, FL 33401

  
INSTR # 2625486  
OR BK 2913 PG 2276  
(2 Pgs)  
RECORDED 03/20/2017 09:05:30 AM  
CAROLYN TIMMANN  
MARTIN COUNTY CLERK  
DEED DOC TAX \$0.70

Parcel I.D.# 553841000064000102

### WARRANTY DEED

THIS INDENTURE, made this 13<sup>th</sup> day of March, 2017, between RICHARD D. PONN, a married man, whose post office address is 49 W High Point Road, Stuart, Florida 34996, hereinafter called the Grantor\*, in favor of STEPHEN N. WILCHINS, TRUSTEE of the 1750 SE Darling Street Realty Trust, u/d/t dated March 13, 2017, whose post office address is 20 William Street, Suite 130, Wellesley Hills, MA 02481, with the power and authority to protect, conserve and to sell, or to lease or to encumber, or otherwise to manage and dispose of the real property described in this instrument, hereinafter called the grantee\*.

WITNESSETH: That said grantor, for and in consideration of the Sum of TEN AND NO/100 (\$10.00) Dollars, and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee, and grantee's heir and assigns forever, the following described land, situate, lying and being in Martin County, Florida, to wit:

The East 362.00 feet of Tract 1, Block 64, ST. LUCIE INLET FARMS, according to the Plat thereof as recorded in Plat Book 1, Page 98, public records of Martin (formerly Palm Beach) County, Florida less and excepting therefrom the North 15 feet and the East 15 feet thereof for road right of way purposes.

This is not the homestead of Richard D. Ponn, who resides at 49 W High Point Road, Stuart, Florida 34996.

SUBJECT TO comprehensive land use plans, zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record; and taxes accruing subsequent to December 31, 2016.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

Property Address: 1750 SE Darling Street, Stuart, Florida 34997

FOR REF. 1 of 2

\*"Grantor" and "grantee" are used for singular or plural, as the 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.

Rebecca McGregor  
WITNESS  
Printed Name Rebecca McGregor

Eric B. Brennan  
WITNESS  
Printed Name Eric B. Brennan

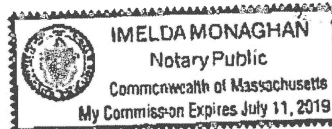
Richard D. Ponn  
RICHARD D. PONN, by Stephen N.  
Wilchins, Attorney in Fact at mlr

# COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 13<sup>th</sup> day of March, 2017, before me, the undersigned notary public, personally appeared STEPHEN N. WILCHINS, attorney-in fact, for RICHARD D. PONN, proved to me through satisfactory evidence of identification, being (check whichever applies): ☐ driver's license or other state or federal governmental document bearing a photographic image, ☐ oath or affirmation of a credible witness known to me who knows the above signatory, or ☒ my own personal knowledge of the identity of the signatory, to be the person who signed the preceding document in my presence, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.

Imelda Monaghan  
Notary Public:  
My commission expires:



1211116.1.013108 000000001



INSTR # 1941157  
OR BK 02153 PG 1359  
Pgs 1359 - 1360 (2pgs)  
RECORDED 06/16/2006 01:40:13 PM  
MARSHA EWING  
CLERK OF MARTIN COUNTY FLORIDA  
DEED DOC TAX 0.70  
RECORDED BY C Walsh

This Instrument was prepared by  
and should be returned to:

Stephen N. Wilchins, Esquire  
SEEGEL, LIPSHUTZ & WILCHINS, P.C.  
20 William Street, Suite 130  
Wellesley, MA 02481  
781.237.4400

Parcel Identification Number: 55-38-41-000-064-00011-1

**WARRANTY DEED**

This Indenture, made this 16 day of June, 2006 between STEPHEN N. WILCHINS, as Trustee of the REAL ESTATE INVESTMENT REALTY TRUST dated April 26, 2005, as Amended, whose post office address is 20 William Street, Suite 130, Wellesley, Massachusetts 02481, grantor, and, RICHARD D. PONN, as Trustee of the REAL ESTATE INVESTMENT REALTY TRUST, dated April 26, 2005, as Amended, together with all powers under F.S. 689.07(1) including, but not limited to, the power and authority either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this instrument, whose post office address is 20 William Street, Suite 130, Wellesley, Massachusetts 02481, grantee,

Witnesseth, that the 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 County, Florida, to wit:

**THE WEST 298.00 FEET OF TRACT 1, BLOCK 64, ST. LUCIE  
INLET FARMS, ACCORDING TO THE PLAT THEREOF, AS  
RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF  
PALM BEACH (NOW MARTIN) COUNTY, FLORIDA**

SUBJECT TO: Taxes accruing subsequent to December 31, 2005, zoning regulations in force and effect, restrictions, reservations, easements and road rights-of-way of public record; provided, however, that nothing herein shall act to reimpose or reinstate any restrictions or reservations of record.

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

280694 1.0131017 3000

Page 1 of 2

FOR REF.

2 of 2

Book2153/Page1359 CFN#1941157

Page 1 of 2



Being the same premises conveyed to STEPHEN N. WILCHINS as Trustee of the REAL ESTATE INVESTMENT REALTY TRUST, grantor, by Warranty Deed dated April 29, 2005 and recorded with the Martin County Registry of Deeds at Book 02009, Page 2042.

IN WITNESS WHEREOF, the said grantor has caused this Warranty Deed to be executed on the day and year first above written.

Signed, sealed and delivered  
in the presence of:

REAL ESTATE INVESTMENT  
REALTY TRUST

By: [Signature]  
Stephen N. Wilchins, Trustee

[Signature]  
(Signature of Witness 1)  
LINDA MEDICO  
(Typed or printed name of Witness 1)

[Signature]  
(Signature of Witness 2)  
Victoria J. Taylor  
(Typed or printed name of Witness 2)

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 15<sup>th</sup> day of June, 2006, before me, the undersigned notary public, personally appeared Stephen N. Wilchins, proved to me through satisfactory evidence of identification, which was Personally known, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Trustee of the REAL ESTATE INVESTMENT REALTY TRUST.

[Signature]  
Notary Public  
My commission expires: May 17, 2013



CARLINE L. LEMOINE  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
May 17, 2013

280694 | 0131017 30002

1750 SE Darling Street Realty  
Trust  
20 William St. Ste. 130  
Wellesley MA 02481

Abundant Life Ministries  
Assembly  
PO Box 1349  
Stuart FL 34995

Ika Mae Curry  
5470 SE Smith Ave.  
Stuart FL 34997

Richard L. Cole  
5820 SE Smith Ave.  
Stuart FL 34997

Martin County  
2401 SE Monterey Rd.  
Stuart FL 34996

Evelyn C. Tayag  
1495 SE Darling St.  
Stuart FL 34997

Lucky Star Farms LLC  
2901 SW Lake Terr.  
Palm City FL 34990

Roger R. Remelius  
5000 SE Tower Dr.  
Stuart FL 34997

Love and Hope in Action Inc.  
1760 SE Salerno Rd.  
Stuart FL 34997

Kenneth Wayne Williams III  
Brenda Nicole Williams  
1680 SE Salerno Rd.  
Stuart FL 34997

Real Estate Investment Realty  
Trust  
20 William St. Ste. 130  
Wellesley Hills MA 02481

Frank T. Sweany  
5745 SE Smith Ave.  
Stuart FL 34997

David Vause Smith  
1775 SE Smith Ave.  
Stuart FL 34997

Visiting Nurse Assoc. Of Florida  
2400 SE Monterey Rd. #300  
Stuart FL 34996

Clifford R. Jones  
1525 SE Darling St.  
Stuart FL 34997

Michael D. Wiltrack  
1585 SE Darling St.  
Stuart FL 34997

Testabella Inc.  
5503 N. Federal Hwy.  
Boca Raton FL 33487-4043

Alfred J. Blum  
Charles M. Barron (Estate)  
PO Box 1329  
Port Salerno FL 34992

Servando Villa  
3209 SE Fairmont St.  
Stuart FL 34997

Martin Memorial Health Systems  
PO Box 9010  
Stuart FL 34995

City of Stuart  
121 SW Flagler Ave.  
Stuart FL 34994

Richard W. Smith Jr.  
Gerald A. Smith  
5420 SE Smith Ave.  
Stuart FL 34997

Morgan Douglas & Lisa Ashley  
Spratt  
800 SE Monterey Rd.  
Stuart FL 34994

Fernlea Nurseries Inc.  
3806 SW 96<sup>th</sup> St.  
Palm City FL 34990

Patrick M. & Cindy J. Vicknair  
1455 SE Darling St.  
Stuart FL 34997

Mack & Christine Matos  
1575 SE Darling St.  
Stuart FL 34997

Blanche Kenny Living Trust  
1900 SE Salerno Rd.  
Stuart FL 34997

Steven V. & Susan M. Bayles  
3922 SW Bimini Cir. N.  
Palm City FL 34990

Steven & Geraldine Deangelis  
2548 SE Monroe St.  
Stuart FL 34997

Martin Memorial Medical Center  
Inc.  
PO Box 9010  
Stuart FL 34995

Coral Lakes Homeowners Assn Inc  
PO Box 124  
Port Salerno FL 34992

Sandra E. Coleman  
5200 SE Sterling cir.  
Stuart FL 34997

Brent Stewart  
5220 SE Sterling Cir.  
Stuart FL 34997

David E. Jr. & Laura Husnander  
5305 SE Lapis Ct.  
Stuart FL 34997

Joseph Shane Lemley  
5315 SE Lapis Ct.  
Stuart FL 34997

Cora Sciacchetano  
5304 SE Lapis Ct.  
Stuart FL 34997

Marilyn C. Lapuma  
44 Bow St.  
Medford MA 02155

Woodlands Owners Assn. Inc.  
PO Box 6055  
Stuart FL 34995

Van Austin Jacobs  
5689 SE Lamay Dr.  
Stuart FL 34997

Terrance J. & Kathleen J. Wolfe  
5685 SE Lamay Dr.  
Stuart FL 34997

Richard C. Jr. & Laura B. Danahy  
5681 SE Lamay Dr.  
Stuart FL 34997

Mark S. & Danielle Brecher  
5677 SE Lamay Dr.  
Stuart FL 34997

George A. Jr. & Anne Wallace  
5675 SE Lamay Dr.  
Stuart FL 34997

Deirdre Louise Chitwood  
5653 SE Lamay Dr.  
Stuart FL 34997

Steven P. Bruno  
5649 SE Lamay Dr.  
Stuart FL 34997

Mark S. Bradley  
Anne M. Curran  
5645 SE Lamay Dr.  
Stuart FL 34997

Robert A. Sr. & Barbar Rizzotto  
5641 SE Lamay Dr.  
Stuart FL 34997

Guy W. Scotchel Jr.  
5633 SE Lamay Dr.  
Stuart FL 34997

Bret M. & Sheila R. Lagrega  
5628 SE Lamay Dr.  
Stuart FL 34997

Barbara R. Poglitsch  
Gloria R. Straub  
5622 SE Lamay Dr.  
Stuart FL 34997

Christopher Morris Blalock  
Cali Jeannette Blalock  
5620 SE Lamay Dr.  
Stuart FL 34997

Paula Procko  
5616 SE Lamay Dr.  
Stuart FL 34997

Anttila Family Trust  
5612 SE Lamay Dr.  
Stuart FL 34997

Sandra H. Downing  
5608 SE Lamay Dr.  
Stuart FL 34997

Jane F. & Matthew Engelbrecht  
5604 SE Lamay Dr.  
Stuart FL 34997

Robert T. & Terri P. Parent  
5600 SE Lamay Dr.  
Stuart FL 34997

Kirk & Maura Barry Sorenson  
5596 SE Lamay Dr.  
Stuart FL 34997

Henry S. Peters Living Trust  
5592 SE Lamay Dr.  
Stuart FL 34997

Otto Strunk  
5588 SE Lamay Dr.  
Stuart FL 34997

Brian & Colleen Sample  
5587 SE Lamay Dr.  
Stuart FL 34997

Mark Seely  
5591 SE Lamay Dr.  
Stuart FL 34997

Lawrence M. & Susan K. Cohen  
5595 SE Lamay Dr.  
Stuart FL 34997

Jon C. & Lesley A. Ludlam  
5605 SE Lamay Dr.  
Stuart FL 34997

Jane K. Bartenfelder Rev. Trust  
5609 SE Lamay Dr.  
Stuart FL 34997

Louise Braisted  
5611 SE Lamay Dr.  
Stuart FL 34997-6549

Gregory F. & Lisa S. O'Brien  
5615 SE Lamay Dr.  
Stuart FL 34997

James C. & Susan M. Brooks  
5619 SE Lamay Dr.  
Stuart FL 34997

Steven S. & Pamela Lynn Feder  
5638 SE Lamay Dr.  
Stuart FL 34997

David C. Dalfo  
5642 SE Lamay Dr.  
Stuart FL 34997

Mary & Douglas Calo  
5646 SE Lamay Dr.  
Stuart FL 34997

Diane Tappen Mayne Trust  
5650 SE Lamay Dr.  
Stuart FL 34997

Peter Walton  
5668 SE Lamay Dr.  
Stuart FL 34997

John J. Rastrelli  
5672 SE Lamay Dr.  
Stuart FL 34997

Luigi & Assunta La-Hara  
5676 SE Lamay Dr.  
Stuart FL 34997

Fanny Millstein  
5680 SE Lamay Dr.  
Stuart FL 34997

Martin E. & Anne Marie Moss  
5684 SE Lamay Dr.  
Stuart FL 34997

Stephanie L. McNamara (Tr)  
5688 SE Lamay Dr.  
Stuart FL 34997

John A. & Kathleen Benoit  
5692 SE Lamay Dr.  
Stuart FL 34997

William C. Cornelison  
5696 SE Lamay Dr.  
Stuart FL 34997

17-725  
LUCIDO & ASSOCIATES  
701 E. Ocean Blvd.  
Stuart, FL 34994



Coral Lakes Homeowners Assn Inc  
PO Box 124  
Port Salerno FL 34992

NIXIE 331 DE 1 0000/01/19

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

.. 9326020000016696

VAC BC: 34994233101 2287-07666-29-42  
34994233101 2287-07666-29-42

17-725  
LUCIDO & ASSOCIATES  
701 E. Ocean Blvd.  
Stuart, FL 34994



Fanny Millstein  
5680 SE Lamay Dr.  
Stuart FL 34997

NIXIE 331 DE 1 0000/01/19

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

.. 9303100070314065

UTF BC: 34994233101 2287-02493-29-48  
34994233101 2287-02493-29-48

17-725  
LUCIDO & ASSOCIATES  
701 E. Ocean Blvd.  
Stuart, FL 34994



Woodlands Owners Assn. Inc.  
PO Box 6055  
Stuart FL 34995

NIXIE 331 DE 1 0000/03/19

RETURN TO SENDER  
NO SUCH NUMBER  
UNABLE TO FORWARD