

This instrument prepared by:

Real Property Division
Mandee Johns, F.R.P.
Martin County
2401 SE Monterey Road
Stuart, FL 34996

Project Name: Poinciana Gardens Acq. Karen Elrod – RPM 3722
Property Address: Lot 8, Block 19, Section 3
PCN: 34-38-42-038-019-00080-0

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED made this _____ day of _____, 2022, by KAREN M. ELROD, a single woman, whose address is 3135 SE Mimosa Street, Stuart, FL 34997, (“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 paid to Grantor by Grantee, the receipt and sufficiency of which is hereby acknowledged, grants, bargains sells and conveys to Grantee the following described land (the “Property”), situate, lying and being in Martin County, Florida, to-wit:

Lot 8, Block 19, Section 3, of POINCIANA GARDENS, a subdivision according to the Plat thereof, recorded in Plat book 2, pages 95 and 105, of the Public Records of Martin County, Florida.

SUBJECT TO conditions, restrictions, reservations, limitations and easements of record and taxes for the year 2022 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.

WITNESSES:

GRANTOR:

Witness #1 Signature

Printed Name: _____

By: _____

Name: Karen M. Elrod

Witness #2 Signature

Printed Name: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me () by means of physical presence or () online notarization this _____ day of _____, 2022, by Karen M. Elrod, who is () personally known to me or () has produced _____ as identification.

Notary Public, State of _____

Print Name: _____

My Commission Expires: _____