



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

January 27, 2022

Ownership Search

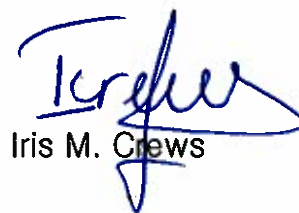
Prepared For: McCARTY, SUMMERS, WOOD, NORMAN, MELBY & SCHULTZ P.A.

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



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OWNERSHIP REPORT

SEARCH NO. P22-11719/IC

THE ATTACHED REPORT IS ISSUED TO McCARTY, SUMMERS, WOOD, NORMAN, MELBY & SCHULTZ P.A.. 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: _____

Iris M. Crews



Recorded in Martin County, FL 6/22/2017 9:09 AM
 Carolyn Timmann, Clerk of the Circuit Court & Comptroller
 Rec Fees: \$18.50 Deed Tax: \$7,000.00
 CFN#2641916 BK 2933 PG 46 PAGE 1 of 2

Prepared by and return to:

Lorraine M. Johnson
 Legal Assistant
 Marc R. Gaylord, P.A.
 12000 SE Old Dixie Hwy.
 Hobe Sound, FL 33455
 772-545-7740
 File Number: 2017-194
 Will Call No.:

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 20th day of June, 2017 between Patrick Borrico and Luisa Borrico, husband and wife whose post office address is 1585 SE St Lucie Blvd, Stuart, FL 34997, grantor, and Jeremy L. Oakey and Katherine N. Oakey, husband and wife whose post office address is 2865 SE Saint Lucie Blvd., Stuart, FL 34997, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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 County, Florida to-wit:

That certain real property located in Martin County, Florida, more particularly described as follows: Lying and being in Township 38 South, Range 41 East, being known as the Southeasterly one-half of Lot W-53, PORT SEWALL, a Subdivision according to the Plat recorded November 18, 1913, recorded in Plat Book 3, Page 8, Palm Beach County (now Martin County), Florida Public Records, being further described as follows: Start at a concrete monument located on the Southwesterly corner of Lot W-53, Plat of Sewalls Point Land Company, Plat Book 1, Page 129-A, Public Records of Palm Beach (now Martin) County, Florida, for the point of beginning, thence run Northeasterly along the Southeasterly line of said Lot W-53, a distance of 480 feet to a concrete monument; thence continue to run Northeasterly along said lot line, a distance of 40 feet, more or less, to the waters of West Lake, thence meander Northerly and Westerly along the waters of said West Lake to the intersection with a line that is 100 feet Northwesterly of and parallel to said Southeasterly line of Lot W-53; thence run Southwesterly, along said parallel line a distance of 70 feet, more or less, to a concrete monument; thence continue to run Southwesterly along said parallel line, a distance of 465 feet to a concrete monument located on the Easterly right of way of St. Lucie Avenue; thence run Southeasterly along said right of way a distance of 100 feet to the Point of Beginning.

Parcel Identification Number: 37-38-41-007-500-00530.70000

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 the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said

DoubleTime

Exhibit 'A'
 page 1 of 2

land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016.

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: MARC GAYLORD

Witness Name: Deborah Flowers

Witness Name: MARC GAYLORD

Witness Name: Deborah Flowers

Patrick Borrico

Luisa Borrico

State of Florida
County of Martin

The foregoing instrument was acknowledged before me this 20 day of June, 2017 by Patrick Borrico and Luisa Borrico, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: MARC GAYLORD

My Commission Expires: _____

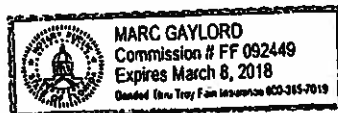


Exhibit 'A'
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MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
37-38-41-007-500-00530-7	34295	2865 SE ST LUCIE BLVD STUART FL	1/27/22

General Information

Property Owners OAKEY JEREMY L OAKEY KATHERINE N	Parcel ID 37-38-41-007-500-00530-7	Use Code/Property Class 0100 - 0100 Single Family
Mailing Address 2865 SE ST LUCIE BLVD STUART FL 34997	Account Number 34295	Neighborhood 393060 West Lake & N Lake WF
Tax District DISTRICT TWO MSTU	Property Address 2865 SE ST LUCIE BLVD STUART FL	Legal Acres 1.2260
	Legal Description GOLDEN GATE ELY 1/2 OF LOT W53 OR 359/17...	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	\$ 752,400	\$ 240,990	\$ 993,390	\$ 0	\$ 993,390	\$ 0	\$ 993,390

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.

Exhibit "B"
page 1 of 2

Current Sale

Sale Date
6/20/17

Grantor (Seller)
BORRICO PATRICK & LUISA

Doc Num
2641916

Sale Price
\$ 1,000,000

Deed Type
Wd Full Covenant and Warranty Deed

Book & Page
2933 0046

Legal Description

GOLDEN GATE ELY 1/2 OF LOT W53 OR 359/1700

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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