



736 Colorado avenue, Suite a, Stuart, Florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

May 4, 2022

Ownership Search

Prepared for: McCARTHY, 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 Exhibits "A" attached hereto & made a part hereof.

TAX ID: See Exhibits "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).

ICREWS
Iris M. Crews



736 Colorado avenue, Suite a, Stuart, Florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

OWNERSHIP REPORT
SEARCH NO. P22-11755/IC

THE ATTACHED REPORT IS ISSUED McCARTHY, 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: *IREWS*

Iris M. Crews



This Instrument Prepared By:
John L. Mann
Attorney at Law
P.O. Box 2435
Lakeland, Florida 33806-2435

WARRANTY DEED

THIS INDENTURE, made this 3rd day of July, 2018, between **J. JEFFREY JERUE**, whose post office address is P.O. Box 33080, Lakeland, Florida 33801 *Grantor*; and **J. JEFFREY JERUE**, whose post office address is P.O. Box 33080, Lakeland, Florida 33801, *Grantee*.

WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten Dollars 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, successors, and assigns forever, the following described land, situate, lying and being in Martin County, Florida, to-wit:

All of Lot 56, Gomez Grant, West of the Indian River Basin, according to the Plat thereof recorded in Plat Book 1, Page 80, Palm Beach (now Martin) County, Florida, excepting therefrom the lands heretofore conveyed by Maryetta Moore Graham and her husband, James D. Graham to Estella K. Moore, by Quit-Claim Deed dated May 31, 1957, filed June 5, 1957, and recorded in Deed Book 93, Page 93, Martin County, Florida, public records.

This conveyance is subject to the following:

1. Conditions, restrictions, limitations and easements of record, if any, but this provision shall not operate to re-impose the same.
2. Zoning and other governmental regulations.
3. Taxes and assessments for 2018 and subsequent years.

N.B. THIS IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR.

Grantor does hereby fully warrant the title to said land, and will defend the same against the 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 in the presence of:

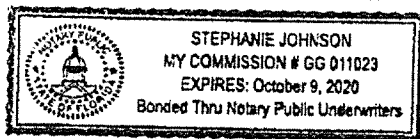
E. Luis Campana
E. Luis Campana
(Type or Print Name)

Stephanie Johnson
Stephanie Johnson
(Type or Print Name)

J. JEFFREY JERUE
J. JEFFREY JERUE

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me on this the 3rd day of July, 2018, by J. JEFFREY JERUE [☒ who is personally known to me or ☐ who produced _____ as identification and who did not take an oath.



(SEAL)

Stephanie Johnson
Notary Public
Stephanie Johnson
(Print or Type Notary Name)

Commission (Serial) Number: GG011023
My Commission Expires: 10/9/2020



Basic Info

PIN	AIN	Situs Address	Website Updated
34-38-42-000-056-00021-0	128161	8600 SE GOMEZ AVE HOBE SOUND FL	5/4/22

General Information

Property Owners JERUE J JEFFREY	Parcel ID 34-38-42-000-056-00021-0	Use Code/Property Class 0100 - 0100 Single Family
Mailing Address PO BOX 33080 LAKELAND FL 33801	Account Number 128161	Neighborhood 710080 Woodmere Acres, Orndorff, Lewis
Tax District DISTRICT THREE MSTU	Property Address 8600 SE GOMEZ AVE HOBE SOUND FL	Legal Acres 4.0200
	Legal Description A PORTION OF LOT 56 GOMEZ GRANT AND JUPI...	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	\$ 546,720	\$ 198,290	\$ 745,010	\$ 0	\$ 745,010	\$ 0	\$ 745,010

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 7/3/18	Grantor (Seller) JERUE J JEFFREY	Doc Num 2704100
Sale Price \$ 100	Deed Type Wd Full Covenant and Warranty Deed	Book & Page <u>3003 0831</u>

Legal Description

A PORTION OF LOT 56 GOMEZ GRANT AND JUPITER ISLAND ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1 PAGE 80 PUBLIC RECORDS PALM BEACH NOW MARTIN COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED IN OR 3003/829 & OR 2960/284

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