

This instrument prepared by:

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

Project Name: PalMar Acq. – Barnes (C) – RPM 3845
PCN(s): 18-40-40-000-400-00460-9

SPACE ABOVE THIS LINE FOR PROCESSING DATA

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SPECIAL WARRANTY DEED

THIS WARRANTY DEED made this _____ day of _____, 2023, by CHARLES RONALD BARNES and MILTON DONALD BARNES, whose address is 108 Pine Hill Drive, Lancaster, KY 40444, (together, “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:

Parcel NN-325

Lying in Section 18, Township 40, Range 40 East, Martin County, Florida, Being the West ½ of the East ½ of the North 1/5 of the Southwest ¼ of the Northeast ¼ of the Southeast ¼.
Containing ½ acre more or less.

Parcel NN-326

Lying in Section 18, Township 40 South, Range 40 East, Martin County, Florida, Being the East ½ of the East ½ of the North 1/5 of the Southwest ¼ of the Northeast ¼ of the Southeast ¼.
Containing ½ acre more or less.

Said properties are vacant land and are not the homestead of the Grantor under the laws and Constitution of the State of Florida in that neither the Grantor nor any members of the household of Grantor reside thereon.

SUBJECT TO conditions, restrictions, reservations, limitations and easements of record and taxes for the year 2023 and subsequent years.

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

Accepted pursuant to
Resolution No. _____

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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 claiming by, through or under Grantor.

Grantor further warrants that there are no mortgages encumbering the Property.

IN WITNESS WHEREOF, the Grantor has executed these presents the day and year first above written.

WITNESSES:

GRANTOR:

Witness #1 Signature

Printed Name: _____

By: _____

Charles Ronald Barnes

Witness #2 Signature

Printed Name: _____

By: _____

Milton Donald Barnes

Witness #1 Signature

Printed Name: _____

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 _____, 2023, by Charles Ronald Barnes and Milton Donald Barnes, who are () personally known to me or () have produced _____ as identification.

Notary Public, State of _____

Print Name: _____

My Commission Expires: _____

DRAFT