



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

May 3, 2023

Ownership Search

Prepared For: GUNSTER

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

icrews



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

OWNERSHIP REPORT
SEARCH NO. P23-11846IC

THE ATTACHED REPORT IS ISSUED TO GUNSTER. THE ATTACHED REPORT MAY NOT BE RELIED ON BY ANY OTHER PARTY. NO LIABILITY IS ASSUMED BY STEWART 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: *icrews*

Iris M. Crews



Recorded in Martin County, FL 12/22/2021 10:24 AM
 Carolyn Timmann, Clerk of the Circuit Court & Comptroller
 Rec Fees: \$18.50 Deed Tax: \$61,600.00
 CFN#2933204 BK 3280 PG 2905 PAGE 1 of 2

Prepared by and return to:

David B. Earle
 Attorney at Law
 Ross Earle Bonan & Ensor, P.A.
 789 S. Federal Highway Suite 101
 Stuart, FL 34994
 772-287-1745
 File Number: DBE-21-10
 Will Call No.:

Parcel Identification No. 55-38-41-000-043-00030-2

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 21st day of December, 2021 between Evelyn Deggeller, as Trustee of the Evelyn Deggeller Revocable Trust of 1994, and any amendments thereto; and Evelyn Deggeller, as Trustee of the Irvin Deggeller Revocable Trust of 1994, and any amendments thereto, whose post office address is 4034 SE Old St. Lucie Boulevard Sewalls Point, Florida 34996 of the County of Martin, State of Florida, grantor*, and Baron Landings LLC, a Florida Limited Liability Company whose post office address is 49 SW Flagler Avenue, Suite 301, Stuart, Florida 34994 of the County of Martin, State of Florida, grantee*.

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:

Tracts 3 and 4, Block 43, lying East of State Road 76; and Tracts 5 and 6, Block 44, lying East of State Road 76, St. Lucie Inlet Farms Subdivision, according to the plat thereof recorded in Plat Book 1, Page 98, Public Records of Palm Beach (now Martin) County, Florida, and that abandoned roadway lying East of State Road 76, between Tracts 3 and 4, Block 43 and Tracts 5 and 6, Block 44; less and excepting therefrom that portion deeded to the Florida Department of Transportation and more particularly described in O. R. Book 808, Page 1102, Public Records of Martin County, Florida and described as follows: A strip of land four (4) feet wide, contiguous to the Easterly right of way line of State Road #76 (which line is fifty (50) feet East of the centerline of said right of way) through Tract 4, Block 43, St. Lucie Inlet Farms, according to the Plat thereof recorded in Plat Book 1, Page 98, Palm Beach (now Martin) County, Florida, Public Records.

Together with that portion contained in Quit Claim Deed recorded in O. R. Book 1065, Page 466, Public Records of Martin County, Florida, described as follows:

PARCEL NO. 106-PART SECTION 89060-2510(2511)

That part of Tracts 5 and 6, in Block 44, according to the plat of SAINT LUCIE INLET FARMS, as recorded in Plat Book 1 at Page 98 in the Public Records of Palm Beach County (now Martin County), Florida, said part being more particularly described as follows:

Commence at the Southeast corner of said Tract 5; thence South 66°15'06" West along the Southerly line of said Tract 5, said Southerly line being the centerline of the 30.00 foot wide Platted road shown on the said Plat of SAINT LUCIE INLET FARMS, a distance of 142.34 feet to the POINT OF BEGINNING and the beginning of a curve concave Westerly; thence Northerly along said curve having a chord bearing of North 07°47'14" East, a radius of 5829.58 feet, through a central angle of 01°37'58", an arc distance of 166.13 feet to the end of said curve; thence North 06°58'15" East, a distance of 477.89 feet to a point known as Point "A"; thence North 83°01'45" West along the Southerly line of a 30.00 foot wide drainage outfall, a distance of 43.00 feet to the Easterly Existing

DoubleTime®

Exhibit <A>

Right of way line for State Road No. 76 (Kanner Highway); thence South 06°58'15" West, a distance of 459.52 feet; thence South 83°01'45" East, a distance of 23.00 feet; thence South 06°58'15" West, a distance of 18.37 feet to the beginning of a curve concave Westerly; thence Southerly along said curve, having a chord bearing of South 07°50'59" West, a radius of 5809.58 feet, through a central angle of 01°45'28", an arc distance of 178.23 feet; thence North 66°5'06" East, along the Southerly line of said Tract 5, a distance of 23.69 feet to the POINT OF BEGINNING.

AND

That part of said Tract 6 being more particularly described as follows:

Commence at the aforementioned Point "A"; thence North 06°58'15" East, a distance of 30.00 feet to the POINT OF BEGINNING; thence continue North 06°58'15" East, a distance of 95.31 feet to the Northerly Tract line of said Tract 6; thence South 66°14'45" West along the Northerly line of said Tract 6, a distance of 50.02 feet; thence South 06°58'15" West, along the Easterly Existing Right of Way line for State Road No. 76 Kanner Highway), a distance of 69.76 feet; thence South 83°01'45" East, along the Northerly line of a 30.00 foot wide drainage outfall, a distance of 43.00 feet to the POINT OF BEGINNING.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever, and the grantor has good right and lawful authority to sell and convey the Property, and the Property is free and clear of all encumbrances except taxes accruing subsequent to December 31, 2021.

* "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, sealed and delivered in our presence:

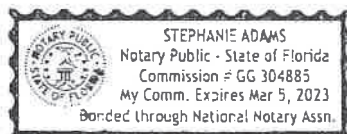
David B. Green
Signature of Witness
Steve Coif
Signature of Witness
David B. Green
Signature of Witness
Steve Coif
Signature of Witness

Evelyn Deggeller, Trustee
Evelyn Deggeller, as Trustee of the Evelyn Deggeller Revocable Trust of 1994, and any amendments thereto
Evelyn Deggeller, Trustee
Evelyn Deggeller, as Trustee of the Irvin Deggeller Revocable Trust of 1994, and any amendments thereto

State of Florida
County of Martin

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21st day of December, 2021, by Evelyn Deggeller as Trustee(s) of the Evelyn Deggeller Revocable Trust of 1994, and any amendments thereto, and Evelyn Deggeller, as Trustee of the Irvin Deggeller Revocable Trust of 1994, and any amendments thereto, who [X] is personally known to me.

[Notary Seal]



Stephanie Adams
Notary Public GG 304885
Printed Name: Stephanie Adams
My Commission Expires: March 5, 2023

Exhibit 'A'



MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
55-38-41-000-043-00030-2	44056	6801 S KANNER HWY STUART FL	5/3/23

General Information

Property Owners BARON LANDINGS LLC	Parcel ID 55-38-41-000-043-00030-2	Use Code/Property Class 3400 - 3400 BowlingAlley/SkatingRink
Mailing Address 49 SW FLAGLER AVE #301 STUART FL 34994	Account Number 44056	Neighborhood 51200 Kanner E of 95
Tax District DISTRICT FOUR MSTU	Property Address 6801 S KANNER HWY STUART FL	Legal Acres 24.4447
	Legal Description ST LUCIE INLET FARMS; ALL THAT PORTION O...	Ag Use Size (Acre\Sq Ft) N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2022	\$ 7,480,000	\$ 0	\$ 7,480,000	\$ 0	\$ 7,480,000	\$ 0	\$ 7,480,000

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 12/21/21	Grantor (Seller) IRVIN DEGGELLER REVOCABLE TRUST OF 1994	Doc Num 2933204
Sale Price \$ 8,800,000	Deed Type Warranty Deed	Book & Page <u>3280 2905</u>

Legal Description

ST LUCIE INLET FARMS; ALL THAT PORTION OF TR'S 3 & 4, BLK 43, TR'S 5 & 6, BLK 44, INCL. ABANDONED R/W LYING BETWEEN, LYING E OF SR 76, "BEING ALL OF GOLF WORLD, A P.U.D.(C), AS IN O.R. 788/2543." FAMILY GOLF CENTERS

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

Exhibit 'B'