

This instrument prepared by:
Ellen MacArthur for
Martin County Real Property
2401 SE Monterey Road
Stuart, FL 34996

Project Name: SW Cargo Way Road Opening
RP #: 3838
Property Address: 4365 SW Cargo Way, #15, Palm City
PCN: 14-38-40-000-009-00000-8

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED made this ____ day of _____, 20____, between SANDS CC, LLC, a Florida limited liability company, whose address is 902 Carnegie Center, Suite 400, Princeton, New Jersey 08540, ("Grantor") in favor of MARTIN COUNTY, a political subdivision of the State of Florida, whose address is 2401 S.E. Monterey Road, Stuart, Florida 34996, ("Grantee").

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, conveys, and confirms unto Grantee all that certain land situate in Martin County, Florida, more particularly described on Exhibit "A" attached hereto (the "Land") for road right-of-way purposes.

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

TO HAVE AND TO HOLD, the same unto Grantee in fee simple forever.

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 land; will defend the same against the lawful claims of all persons whomsoever through or under Grantors, and that the land is free of all encumbrances except taxes accruing subsequent to December 31, 2022, and covenants, restrictions, agreements, limitations, reservations, and easements of record, if any reference thereto, shall not serve to impose same.

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

Accepted pursuant to
Resolution No. _____

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

Witnesses: SANDS CC, LLC,
a Florida limited liability company

Witness #1 Signature
Printed Name: _____

By: _____
Robert H. Sands, Manager

Witness #2 Signature
Printed Name: _____

STATE OF _____,
COUNTY OF _____,

The foregoing instrument was signed, delivered, and acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 20____, by Robert H. Sands, who is the Manager of Sands CC, LLC, a Florida limited liability company, on behalf of the company. He ☐ is personally known to me or ☐ has produced a _____ as identification.

(NOTARY PUBLIC)

Name: _____
Typed, printed or stamped
Notary Public of the State of _____
having a commission number of _____
and my commission expires: _____

NOTE:
DESCRIPTION NOT
VALID WITHOUT
SKETCH.

EXHIBIT A THIS IS NOT A SURVEY

DESCRIPTION:

A PARCEL OF LAND LYING IN TRACT 25, SECTION 14, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS SUBDIVISION, AS RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT 25. SAID CORNER BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF S.W. CARGO WAY (A 30.00-FOOT-WIDE RIGHT-OF-WAY) AND THE EAST RIGHT-OF-WAY LINE OF S.W. CITRUS BOULEVARD (A VARIABLE-WIDTH RIGHT-OF-WAY PER OFFICIAL RECORDS BOOK 2188, PAGE 404, MARTIN COUNTY PUBLIC RECORDS), THENCE NORTH 00°07'32" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 10.00 FEET TO A POINT OF INTERSECTION WITH A LINE LYING AND BEING 10.00 FEET NORTH OF AND PARALLEL WITH SAID NORTH RIGHT-OF-WAY LINE OF S.W. CARGO WAY; THENCE SOUTH 89°29'10" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 300.17 FEET; THENCE SOUTH 00°30'50" WEST, A DISTANCE OF 10.00 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 89°29'10" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 300.10 FEET TO THE POINT OF BEGINNING. (CONTAINING 0.07 ACRES)

TOGETHER WITH

A PARCEL OF LAND LYING IN TRACT 40, SECTION 14, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS SUBDIVISION, AS RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT 40. SAID CORNER BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF S.W. CARGO WAY (A 30.00-FOOT-WIDE RIGHT-OF-WAY) AND THE EAST RIGHT-OF-WAY LINE OF S.W. CITRUS BOULEVARD (A VARIABLE-WIDTH RIGHT-OF-WAY PER OFFICIAL RECORDS BOOK 2188, PAGE 404, MARTIN COUNTY PUBLIC RECORDS), THENCE SOUTH 89°29'10" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 299.90 FEET; THENCE SOUTH 00°30'50" WEST, A DISTANCE OF 20.00 FEET TO A POINT OF INTERSECTION WITH A LINE LYING AND BEING 20.00 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE; THENCE NORTH 89°29'10" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 299.76 FEET TO THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF S.W. CITRUS BOULEVARD; THENCE NORTH 00°07'32" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING. (CONTAINING 0.14 ACRES)

CONTAINING 0.21 ACRES (8,997.96 SQUARE FEET), MORE OR LESS.

MICHAEL T. OWEN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION #5556

SIGNATURE DATE

SKETCH & DESCRIPTION OF:
RIGHT-OF-WAY DEDICATION

PREPARED FOR:

SANDS INDUSTRIAL

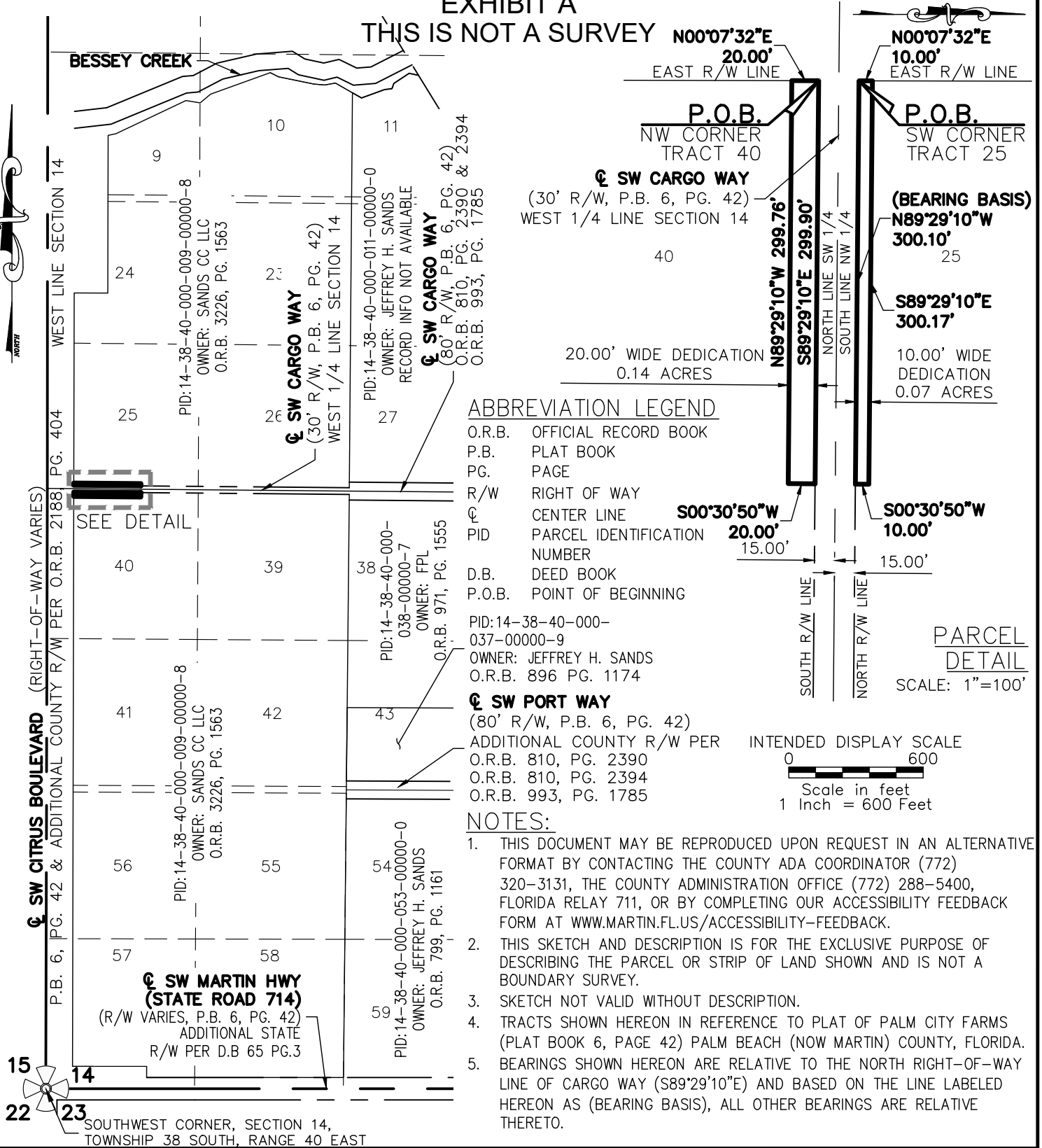
PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY
SUITE 201
PORT SAINT LUCIE, FL 34987
☎ 772-462-2455
🌐 www.edc-inc.com



ENGINEERS & SURVEYORS
ENVIRONMENTAL
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

REVISIONS	REVISED PER COUNTY COMMENTS - DM - 01/22/21	MODIFIED TO MATCH SITE PLAN - SPT - 06/29/21
	REVISED PER COUNTY COMMENTS - DM - 01/29/21	REVISED PER COUNTY COMMENTS - SPT - 02/10/23
PROJ. #: 20-447 DATE: 2/10/2023 DRAWN BY: SPT CHECKED BY: MTO SCALE: AS SHOWN CAD FILE: 20-447 RW rev4.dwg Z: \EDC-2020\20-447 - Martin County - Sands Industrial Easements - PC\SURVEY\DWG-PDF\SURVEY\20-447 RW rev4.dwg, 2/10/2023 4:19 PM		
SHEET 1 OF 2		

EXHIBIT A THIS IS NOT A SURVEY



SKETCH & DESCRIPTION OF: RIGHT-OF-WAY DEDICATION

PREPARED FOR:

SANDS INDUSTRIAL

PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY
SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455
www.edc-inc.com



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		SHEET 2 OF 2