

This instrument prepared by
Carla Segura for:
Martin County Board of County Commissioners
Real Property Division
2401 SE Monterey Road
Stuart, FL 34996

Project Name: Dixie Hwy Andrushko - RPM#3089
PCN: 30-38-42-001-003-00200-0
30-38-42-001-003-00230-4

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED
(STATUTORY FORM - SECTION 689.02 F.S.)

THIS INDENTURE, made this ____ day of _____, 2019, between **ANDREW PETER ANDRUSHKO**, a single man, whose mailing address is 1500 Presidential Way, Apt. 104, West Palm Beach, Florida 33401, Grantor, and **MARTIN COUNTY**, a political subdivision of the State of Florida, whose mailing address is 2401 SE Monterey Road, Stuart, Florida 34996, Grantee.

WITNESSETH, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand, the receipt whereof is hereby acknowledged, has granted, bargained and sold, the following described land, situate, lying and being in Martin County, Florida, to-wit:

Parcel 1 - Lots 20, 21 and 22, Block 3, East of Ditch and LESS the South 35 feet thereof for road right-of-way and Florida Department of Transportation ditch right-of-way, DIXIE PARK SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 11, Page 20, Public Records of Palm Beach County, (now Martin) County, Florida. PCN#30-38-42-001-003-00200-0

and

Parcel 2 - Lots 23 and 24, Block 3, DIXIE PARK SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 11, Page 20, Public Records of Palm Beach (now Martin) County, Florida.
PCN#30-38-42-001-003-00230-4

SUBJECT TO conditions, restrictions, reservations, limitations and easements of record; zoning and other regulatory ordinances; and taxes for the year 2018 and subsequent years, and does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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

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

WITNESSES:

Print Name: _____

BY: _____
ANDREW PETER ANDRUSHKO

Print Name: _____

STATE OF FLORIDA,
COUNTY OF MARTIN,

The foregoing instrument was acknowledged before me this ____ day of _____, 2018, by ANDREW PETER ANDRUSHKO, who is () personally known to me or () has produced _____ as identification.

(NOTARY PUBLIC)

Notary Public, State of Florida
Print Name: _____
My Commission Expires: _____