

# Universal Land Title, Inc.

This Instrument Prepared by:  
DYONNIA BEEGLE  
789 S. Federal Highway Suite 212  
Stuart, Florida 34994  
(561) 286-0646 FAX (561) 288-3524  
for the purposes of title insurance.  
Property Appraisers Parcel I.D. (Folio) Number(s):

SPECIAL WARRANTY DEED  
(FROM CORPORATION)

INSTR # 1490340  
OR BK 01543 PG 0880  
RECORDED 04/04/2001 03:10 PM  
MARSHA EWING  
MARTIN COUNTY Florida  
DOC TAX 1,296.40  
DEPUTY CLERK L. Wood

Grantee(s) S.S.#(s):

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**This Special Warranty Deed** Made and executed the 30TH day of MARCH A.D. 2001 by  
FLAGLER DEVELOPMENT COMPANY

a corporation existing under the laws of FLORIDA and having its principal place of  
business at 10151 DEERWOOD PK BLVD#100-330 JACKSONVILLE, FL 32256  
hereinafter called the grantor, to MARTIN HOMES, INC., A FLORIDA CORPORATION

whose postoffice address is 6095 VISTA LINDA LANE BOCA RATON, FL 33433  
hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and  
the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**WITNESSETH:** That the Grantor, for an in consideration of the sum of \$ 10.00 and other  
valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell,  
alien, remise, release, convey and confirm unto the grantee, all that certain land situated in  
Martin County, Florida, viz:

THE EAST 85 FEET OF LOT 5 AND THE WEST 82.50 FEET OF LOT 6,  
BLOCK D, GRAN PARK AT PORT SALERNO, PHASE I, ACCORDING TO THE  
PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 14, PUBLIC  
RECORDS OF MARTIN COUNTY, FLORIDA.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THE ABOVE-DESCRIBED LAND IS VACANT AND UNIMPROVED PROPERTY.

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

**To Have and to Hold**, the same in fee simple forever.

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee  
simple, that it has good right and lawful authority to sell and convey said land; that it hereby fully war-  
rants the title to said land and will defend the same against the lawful claims of all persons claiming by, through  
or under grantor, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31,  
2000, restrictions, reservations, covenants and easements of record, if any.

**In Witness Whereof**, the grantor has caused these presents to  
(Corporate Seal) be executed in its name, and its corporate seal to be hereunto affixed, by its  
proper officers thereunto duly authorized, the day and year first above written.

ATTEST:

Secretary

Signed, sealed and delivered in our presence:

Susan C. McMillan

Witness Signature

SUSAN C. McMILLAN

Printed Name

Cynthia M. Gaines

Printed Name

Printed Name

STATE OF FLORIDA

COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this

by G. JOHN CAREY

28th

day of March, 2001

of

FLAGLER DEVELOPMENT COMPANY

a FLORIDA

produced n/a

Corporation, on behalf of the corporation. He is personally known to me or who has  
as identification and did take an oath.

SEAL



Cynthia M. Gaines  
Commission # DD 000593  
Expires March 26, 2005  
Issued Through  
Atlantic Bonding Co., Inc.

FLAGLER DEVELOPMENT COMPANY

BY

G. JOHN CAREY

PRESIDENT & CHIEF OPERATING

Printed Name and Title

Notary Signature Cynthia M. Gaines

Printed Notary Signature

Title or Rank:

Serial Number: DD 000593

My Commission Expires: March 26, 2005

## EXHIBIT "A"

Temporary outside storage may exist with the prior written approval of the Gran Park at Port Salerno Owner's Association, Inc., (the "Association") which shall have the right, as a condition to any such approval, to impose such limitations and screening requirements as it may deem to be in the best interests of Gran Park at Port Salerno. Any such approval may be revoked by the Association if at any time such limitation or screening requirements are not complied with. A request for approval of outside storage shall be accompanied by fully detailed plans, including type of materials to be used and design and height criteria, which demonstrate that materials stored outside requiring screening will be obscured from the view of persons on the streets adjacent to the building site as well as from the view of occupants of surrounding lots. An example of approved materials for screening would be chain link fence with dark green vinyl slates.