

July 16, 2019

**MCCARTHY
SUMMERS
WOOD
NORMAN
MELBY &
SCHULTZ P.A.**
Attorneys at Law

VIA E-Mail: mstahley@martin.fl.us and HAND-DELIVERY

Matthew Stahley
Senior Planner
Growth Management Department
Martin County Board of County Commissioners
2401 SE Monterey Road, Stuart, FL 34996

Re: ***The Humane Society of The Treasure Coast, Inc. ("HSTC")***

Dear Matthew,

Submitted on behalf of our above-referenced client, attached please find the following:

1. Original Warranty Deed, fully-executed on behalf of HSTC;
2. WFG National Title Insurance Company Commitment for Title Insurance: Proposed Insured: Martin County;
3. Original Closing Affidavit fully-executed on behalf of HSTC;
4. Three (3) Original, signed and sealed Boundary and Topographical Surveys, Sketches and Legal Descriptions prepared by Bowman Consulting; and
5. Proposed, draft Settlement Statement.

Please advise should you need anything further,

Thank you.

Very truly yours,



Donna Dempsey, FRP
Paralegal to: Terence P. McCarthy, Esquire
dad@mccarthysummers.com
Error! Hyperlink reference not valid.
/s

Attachments

cc: Client
Colleen Holmes (Via E-Mail: cholmes@martin.fl.us)

P:\DOCS\13336\13336.01\LTR\33K2107.DOCX 7/16/2019 10:17:02 AM

Terence P. McCarthy *
Robert P. Summers *
Steven J. Wood **
Kenneth A. Norman
Nicola J. Boone Melby ***
Owen Schultz
Margaret E. Wood

Donna R. McMillan
Jessica M. VanValkenburgh
Christen Spake
Kimberly A. Ryan

Kathryn C. Bass†
Noel A. Bobko††

*Board Certified
Real Estate Lawyer
**Board Certified Wills,
Trusts & Estates Lawyer

***Board Certified
Elder Law Lawyer
†Of Counsel
††Retired

BOUNDARY AND TOPOGRAPHIC SURVEY
LYING IN PALM CITY FARMS, PLAT BOOK 6, PAGE 42
AND SECTION 23, TOWNSHIP 38 SOUTH, RANGE 40 EAST
MARTIN COUNTY, FLORIDA

A.L.T.A. COMMITMENT
WFG NATIONAL TITLE INSURANCE COMPANY
SCHEDULE B-II
TITLE COMMITMENT NO. 1267103FL-A, EFFECTIVE DATE APRIL 15, 2019 AT 8:00 AM

- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
ALL PROVIDED APPLICABLE SURVEY MATTERS, IF PLOTTABLE, ARE SHOWN.
- ANY RIGHTS, INTERESTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
NOT A SURVEY MATTER.
- EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.
ANY EASEMENTS PROVIDED ARE SHOWN.
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. THE TERM ENCROACHMENT INCLUDES ENCROACHMENTS OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ON THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND.
ALL PROVIDED APPLICABLE SURVEY MATTERS, IF PLOTTABLE, ARE SHOWN.
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, MATERIALS OR EQUIPMENT IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR RENOVATIONS PROVIDED BEFORE, ON, OR AFTER DATE OF POLICY AND NOT SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY.
NOT A SURVEY MATTER.
- TAXES AND ASSESSMENTS FOR THE YEAR 2019 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
NOT A SURVEY MATTER.
- ANY ADVERSE OWNERSHIP CLAIM BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LANDS INSURED HEREUNDER, INCLUDING TIDELANDS, SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS AND LANDS ACCRETED TO SUCH LANDS OR DISPUTE AS TO THE BOUNDARIES PURPORTEDLY CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO ANY MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS.
NOT A SURVEY MATTER.
- ANY MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS.
NOT A SURVEY MATTER.
- EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS AS SET FORTH IN THE PLAT OF PALM CITY FARMS, RECORDED IN PLAT BOOK 6, PAGE 42, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS AFFECTED BY DISCLAIMER RECORDED IN OFFICIAL RECORDS BOOK 271, PAGE 133, AND RESOLUTION NO. 05-4-14 RECORDED IN OFFICIAL RECORDS BOOK 2096, PAGE 2691.
ORB 2096, PG. 2691: **AFFECTS PARENT PROPERTY BUT NOT THE SUBJECT PROPERTY.**
PB 6, PG 42: **AFFECTS SUBJECT PROPERTY AS SHOWN.**
ORB 271, PG 133: **DOES NOT AFFECT THE SUBJECT PROPERTY.**
- SUBJECT TO AN UNRECORDED DRAINAGE DITCH LOCATED ALONG THE SOUTHERLY BOUNDARY OF CAPTIONED LANDS, AS RECITED ON WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 477, PAGE 506, WHICH IS NOT SPECIFICALLY LOCATED.
AFFECTS THE PARENT AND SUBJECT PROPERTY.
- COVENANT RUNNING WITH THE LAND RECORDED IN OFFICIAL RECORDS BOOK 972, PAGE 1497.
AFFECTS SUBJECT PROPERTY BUT NOT A SURVEY MATTER.
- INTERIM WATER SYSTEM AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 977, PAGE 1795.
AFFECTS SUBJECT PROPERTY BUT NOT A SURVEY MATTER.
- DRAINAGE EASEMENT GRANTED TO MARTIN COUNTY RECORDED IN OFFICIAL RECORDS BOOK 1020, PAGE 651.
AFFECTS SUBJECT PROPERTY AS SHOWN.
- RESOLUTION NUMBER 00-9-33 RECORDED IN OFFICIAL RECORDS BOOK 1526, PAGE 1.
AFFECTS PARENT PROPERTY BUT IS NOT A SURVEY MATTER.
- COVENANT RUNNING WITH THE LAND RECORDED IN OFFICIAL RECORDS BOOK 1526, PAGE 83.
AFFECTS SUBJECT PROPERTY BUT NOT A SURVEY MATTER.
- UNITY OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 1526, PAGE 86.
AFFECTS SUBJECT PROPERTY BUT NOT A SURVEY MATTER.
- DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 2546, PAGE 853.
AFFECTS SUBJECT PROPERTY BUT NOT A SURVEY MATTER.
- EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 2834, PAGE 2731.
AFFECTS SUBJECT PROPERTY AS SHOWN.
- RESOLUTION NUMBER 19-2-6 RECORDED IN OFFICIAL RECORDS BOOK 3054, PAGE 405.
AFFECTS SUBJECT PROPERTY BUT NOT A SURVEY MATTER.
- RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS.
NOT A SURVEY MATTER.

TRACT 32
SECTION 23
TOWNSHIP 38 SOUTH
RANGE 40 EAST
PALM CITY FARMS
(PALM BEACH, NOW MARTIN COUNTY, FLORIDA)

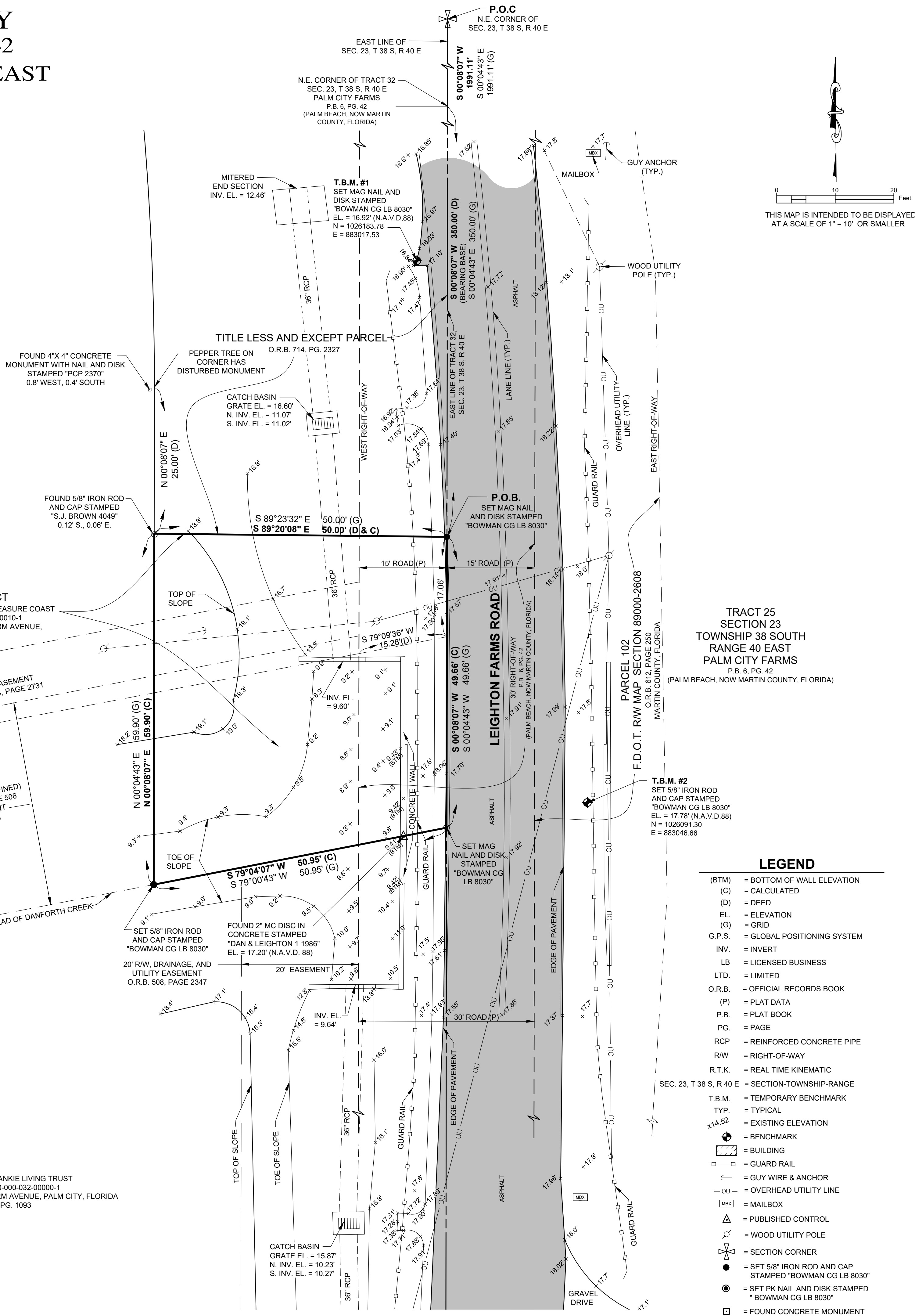
TITLE PARENT TRACT
OWNER: HUMANE SOCIETY OF THE TREASURE COAST
PARCEL ID: 23-38-40-000-031-00010-1
ADDRESS: 4102 S.W. LEIGHTON FARM AVENUE,
PALM CITY, FLORIDA
O.R.B. 714, PG. 2327

12' FPL EASEMENT
O.R.B. 2834, PAGE 2731
DRAINAGE EASEMENT (UNDEFINED)
RECITED IN O.R.B. 477, PAGE 506
35' DRAINAGE EASEMENT
O.R.B. 1020, PAGE 651

OWNER: JESSICA & FRANKIE LIVING TRUST
PARCEL ID: 23-38-40-000-032-00000-1
ADDRESS: 4256 S.W. LEIGHTON FARM AVENUE, PALM CITY, FLORIDA
O.R.B. 3026, PG. 1093

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED.
REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING GROUP, LTD., INC. SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING GROUP, LTD.

Cad file name: P:\010314 - Humane Society\010314-01-003 (SUR) - ROW Donation Boundary Survey\Survey\Topo Boundary\010314 Humane Society ROW Donation - Rev 1.dwg 7/12/2019



LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN TRACT 32, PALM CITY FARMS, ACCORDING TO THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, IN PLAT BOOK 6, PAGE 42, OF PUBLIC RECORDS, LYING AND BEING SITUATED IN SECTION 23, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 38 SOUTH, RANGE 40 EAST, THENCE SOUTH 00°08'07" WEST ALONG THE EAST LINE OF SAID SECTION 23, A DISTANCE OF 1991.11 FEET TO THE NORTHEAST CORNER OF TRACT 32 OF SAID PALM CITY FARMS, SECTION 23, TOWNSHIP 38 SOUTH, RANGE 40 EAST; THENCE SOUTH 00°08'07" WEST ALONG THE EAST LINE OF SAID TRACT 32 AND EAST LINE OF SAID SECTION 23, A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE, SOUTH 00°08'07" WEST, A DISTANCE OF 49.66 FEET TO THE THREAD OF DANFORTH CREEK; THENCE SOUTH 79°04'07" WEST, ALONG SAID THREAD, A DISTANCE OF 50.95 FEET; THENCE NORTH 00°08'07" EAST, A DISTANCE OF 59.90 FEET; THENCE SOUTH 89°20'08" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,739 SQUARE FEET OR 0.06287 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY IN ACCORDANCE WITH CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. SAID SURVEY MEETS THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE (F.A.C.), PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

2. THIS SURVEY WAS PREPARED UTILIZING THE WFG NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT, NUMBER 1267103FL-A, DATED APRIL 15, 2019. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS OFFICE.

3. THE DEED AND CALCULATED BEARINGS SHOWN HEREON ARE ASSUMED BASED UPON THE EAST LINE OF TRACT 32, SECTION 23, TOWNSHIP 38 SOUTH, RANGE 40 EAST HAVING A BEARING OF SOUTH 00°08'07" WEST AS PER OFFICIAL RECORDS BOOK 714, PAGE 2327 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

THE GRID BEARINGS ARE REFERENCED TO THE SAME EAST LINE OF TRACT 32 HAVING A BEARING OF SOUTH 00°04'43" WEST AS SHOWN ON SURVEY PREPARED BY GCV FOR MARTIN COUNTY BOCC (FILE-DWG NUMBER 08-1040-23-01) DATED 8-16-2010.

GRID INFORMATION AND THE HORIZONTAL DATUM OF THE DIGITAL FILES OF THE SURVEY ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983(2011), BASED UPON THE FPRN AS PUBLISHED BY FLORIDA DEPARTMENT OF TRANSPORTATION.

4. THE ELEVATIONS SHOWN HEREON REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND ARE BASED UPON THE FOLLOWING BENCHMARK AS PUBLISHED BY THE MARTIN COUNTY ENGINEERING DEPARTMENT:

"DAN-LEIGHTON"
EL. = 17.20' (N.A.V.D. 88)

4. THIS SURVEY WAS PERFORMED UTILIZING G.P.S.-R.T.K. PROCEDURES AND TRADITIONAL SURVEY PROCEDURES WITH REDUNDANT MEASUREMENTS ON PROJECT CONTROL POINTS TO OBTAIN A HORIZONTAL POSITIONAL TOLERANCE OF 0.10 FEET.

5. THE LANDS BOUND BY THIS SURVEY ARE LOCATED IN FLOOD ZONE "AE" (EL. 18) PER FLOOD INSURANCE RATE MAP NUMBER 12085C0141G, DATED MARCH 16, 2015.

6. SUBSURFACE OR UNDERGROUND UTILITIES AND FOUNDATIONS HAVE NOT BEEN LOCATED AND ARE NOT A PART OF THIS SURVEY.

7. ALL MEASUREMENTS SHOWN HEREON ARE DEED DISTANCES, UNLESS OTHERWISE NOTED, AND ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

8. ADDITIONS AND DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

9. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SURVEYOR'S CERTIFICATION:

TO: MARTIN COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
WFG NATIONAL TITLE INSURANCE COMPANY

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

STEVEN N. BRICKLEY
FLORIDA SURVEYOR AND MAPPER
REGISTRATION No. 6841
MAY 23, 2019
DATE OF LAST FIELDWORK

BOWMAN CONSULTING GROUP, LTD., INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 8030
(LB 8030 = LICENSED BUSINESS NUMBER 8030)



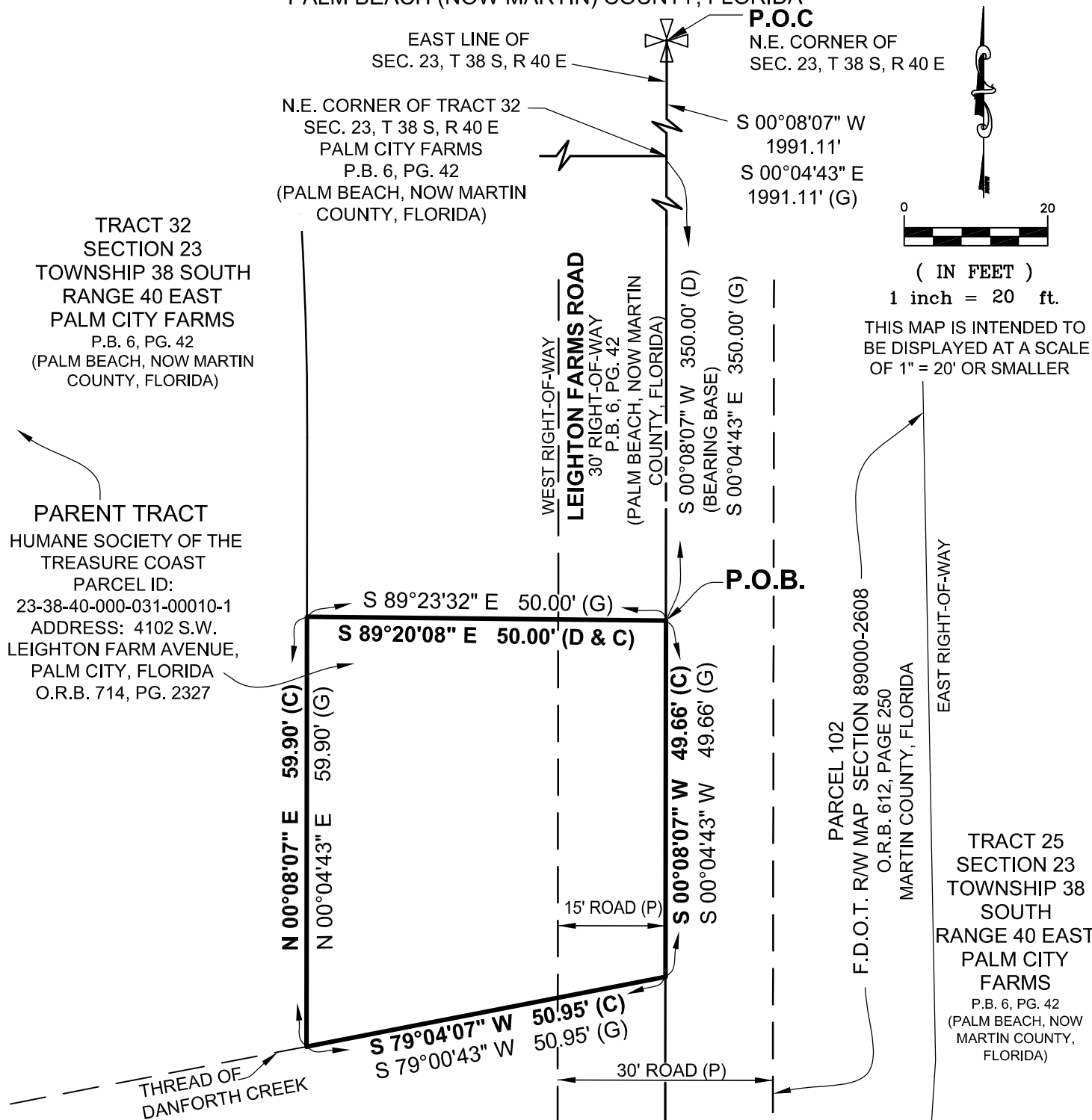
Bowman Consulting Group, Ltd., Inc.
301 S.E. Ocean Blvd., Suite 301
Shuttl, FL 34994
Phone: (772) 283-1413
Fax: (772) 220-7881
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 39462

PALM CITY FARMS
HUMANE SOCIETY OF THE TREASURE COAST
BOUNDARY AND TOPOGRAPHIC SURVEY
FLORIDA
MARTIN COUNTY

PROJECT NO 010314-01-003	
PLAN STATUS xx/xx/xx xxxxxx	
DATE DESCRIPTION FIELD BOOK PAGE 19-173 57	
D.A.L. DRAWN	S.N.B. CHKD
SCALE H: 1" = 10' V: N/A	
JOB No. 010314-01-003	
DATE MAY 23, 2019	
FILE No. 010314 HS ROW DONATION	
SHEET	1 OF 1

SKETCH OF DESCRIPTION

LYING IN TRACT 32, AS RECORDED IN PLAT OF PALM CITY FARMS, BOOK 6, PAGE 42
PALM BEACH (NOW MARTIN) COUNTY, FLORIDA



NOTE: SEE SHEET 1 OF 2 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

THIS IS NOT A SURVEY

Bowman CONSULTING

Bowman Consulting Group, Ltd., Inc. Phone: (772) 283-1413
301 SE Ocean Blvd. Fax: (772) 220-7881
Suite 301, Stuart, Florida 34994 www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

Professional Surveyors and Mapper Business Certificate # LB 8030

HUMANE SOCIETY OF THE TREASURE COAST

MARTIN COUNTY

FLORIDA

PATH: P:\010314 - HUMANE SOCIETY\010314-01-003 (SUR) - ROW DONATION BOUNDARY SURVEY\SURVEY\TOPO BOUNDARY

PROJECT NO. 010314-01-003

REVISED DATE:

DATE: JULY 8, 2019

CADD FILE: 010314 HUMANE SOCIETY SKT.DWG

SCALE: 1"=20'

SHEET 2 OF 2

LEGAL DESCRIPTION TO ACCOMPANY SKETCH
LYING IN TRACT 32, AS RECORDED IN PLAT OF PALM CITY FARMS, BOOK 6, PAGE 42
PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN TRACT 32, PALM CITY FARMS, ACCORDING TO THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, IN PLAT BOOK 6, PAGE 42, OF PUBLIC RECORDS, LYING AND BEING SITUATED IN SECTION 23, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 38 SOUTH, RANGE 40 EAST; THENCE SOUTH 00°08'07" WEST ALONG THE EAST LINE OF SAID SECTION 23, A DISTANCE OF 1991.11 FEET TO THE NORTHEAST CORNER OF TRACT 32 OF SAID PALM CITY FARMS, SECTION 23, TOWNSHIP 38 SOUTH, RANGE 40 EAST; THENCE SOUTH 00°08'07" WEST ALONG THE EAST LINE OF SAID TRACT 32 AND EAST LINE OF SAID SECTION 23, A DISTANCE OF 350.00 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID EAST LINE, SOUTH 00°08'07" WEST, A DISTANCE OF 49.66 FEET TO THE THREAD OF DANFORTH CREEK; THENCE SOUTH 79°04'07" WEST, ALONG SAID THREAD, A DISTANCE OF 50.95 FEET; THENCE NORTH 00°08'07" EAST, A DISTANCE OF 59.90 FEET; THENCE SOUTH 89°20'08" EAST, A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 2,739 SQUARE FEET OR 0.06287 ACRES, MORE OR LESS.

LEGEND

(C)	= CALCULATED
(D)	= DEED
(G)	= GRID
O.R.B.	= OFFICIAL RECORDS BOOK
(P)	= PLAT DATA
P.B.	= PLAT BOOK
PG.	= PAGE
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
SEC. 23,	= SECTION-TOWNSHIP-RANGE
T 38 S,	
R 40 E	

SURVEYOR'S NOTES

1. THE DEED AND CALCULATED BEARINGS SHOWN HEREON ARE ASSUMED BASED UPON THE EAST LINE OF TRACT 32, SECTION 23, TOWNSHIP 38 SOUTH, RANGE 40 EAST HAVING A BEARING OF SOUTH 00°08'07" WEST AS PER OFFICIAL RECORDS BOOK 714, PAGE 2327 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

THE GRID BEARINGS ARE REFERENCED TO THE SAME EAST LINE OF TRACT 32 HAVING A BEARING OF SOUTH 00°04'43" WEST AS SHOWN ON SURVEY PREPARED BY GCY FOR MARTIN COUNTY BOCC (FILE-DWG NUMBER 08-1040-23-01) DATED 8-16-2010.

GRID INFORMATION AND THE HORIZONTAL DATUM OF THE DIGITAL FILES OF THE SURVEY ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983(2011), BASED UPON THE FPRN AS PUBLISHED BY FLORIDA DEPARTMENT OF TRANSPORTATION..

2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN HEREON. NO OPINION OF TITLE IS EXPRESSED OR IMPLIED.

NOTE: SEE SHEETS 2 OF 2 FOR SKETCH OF DESCRIPTION.

DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEET 2 OF 2 OF THIS DOCUMENT.

THIS IS NOT A SURVEY

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

JULY 8, 2019

DATE OF SIGNATURE

STEVEN N. BRICKLEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE No. LS - 6841

BOWMAN CONSULTING GROUP, LTD., INC.
CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 8030

NOT VALID WITHOUT THE ORIGINAL SIGNATURE SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Bowman
C O N S U L T I N G

Bowman Consulting Group, Ltd., Inc. Phone: (772) 283-1413
301 SE Ocean Blvd. Fax: (772) 220-7881
Suite 301, Stuart, Florida 34994 www.bowmanconsulting.com

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Professional Surveyors and Mapper Business Certificate # LB 8030

**HUMANE SOCIETY OF THE
TREASURE COAST**

MARTIN COUNTY

FLORIDA

PATH: P:\010314 - HUMANE SOCIETY\010314-01-003 (SUR) - ROW DONATION BOUNDARY SURVEY\SURVEY\TOPO BOUNDARY

PROJECT NO. 010314-01-003	REVISED DATE:	DATE: JULY 8, 2019
CADD FILE: 010314 HUMANE SOCIETY SKT.DWG	SCALE: N/A	SHEET 1 OF 2



WFG National Title Insurance Company[®]
a Williston Financial Group company

**AMERICAN LAND TITLE ASSOCIATION
COMMITMENT FOR TITLE INSURANCE**

Issued By

WFG NATIONAL TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, WFG National Title Insurance Company, a South Carolina corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

This page is only a part of a 2016 ALTA[®] Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions. -

In Witness Whereof, WFG NATIONAL TITLE INSURANCE COMPANY has caused this commitment to be signed and sealed by its duly authorized officers as of the Commitment Date shown in Schedule A.

WFG NATIONAL TITLE INSURANCE COMPANY

By: _____
President

ATTEST: _____
Secretary



COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- b. "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- c. "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- d. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- e. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- f. "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- g. "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- h. "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I—Requirements;
- f. Schedule B, Part II—Exceptions; and
- g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.

- b. The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- e. The Company shall not be liable for the content of the Transaction Identification Data, if any.
- f. In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- c. Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

**WFG National Title Insurance Company
SCHEDULE A**

1. Effective Date: April 15, 2019 @ 05:00 AM

2. Policy (or Policies) to be issued:

Proposed Amount of Insurance:

a. ☒ Owner's Policy :

\$36,000.00

Proposed Insured: **Martin County, a Political Subdivision of the State of Florida**

b. ☐ Loan Policy

\$0.00

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment is

FEE SIMPLE

4. Title to the FEE SIMPLE estate or interest in the land is at the Effective Date vested in

The Animal Rescue League of Martin County, Inc., n/k/a The Humane Society of the Treasure Coast, Inc.

5. The land referred to in this Commitment is described as follows:

See Attached Legal Description

Issued By:

**McCarthy, Summers, Bobko, Wood,
Norman, Bass & Melby, P.A.
2400 SE Federal Highway., 4th Floor
Stuart, Florida 34994**



Terence P. McCarthy, Esq.
Countersigned Authorized Signatory

File Number: 13336.01

LEGAL DESCRIPTION TO ACCOMPANY SKETCH
LYING IN TRACT 32, AS RECORDED IN PLAT OF PALM CITY FARMS, BOOK 6, PAGE 42
PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN TRACT 32, PALM CITY FARMS, ACCORDING TO THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, IN PLAT BOOK 6, PAGE 42, OF PUBLIC RECORDS, LYING AND BEING SITUATED IN SECTION 23, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 38 SOUTH, RANGE 40 EAST; THENCE SOUTH 00°08'07" WEST ALONG THE EAST LINE OF SAID SECTION 23, A DISTANCE OF 1991.11 FEET TO THE NORTHEAST CORNER OF TRACT 32 OF SAID PALM CITY FARMS, SECTION 23, TOWNSHIP 38 SOUTH, RANGE 40 EAST; THENCE SOUTH 00°08'07" WEST ALONG THE EAST LINE OF SAID TRACT 32 AND EAST LINE OF SAID SECTION 23, A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE, SOUTH 00°08'07" WEST, A DISTANCE OF 49.66 FEET TO THE THREAD OF DANFORTH CREEK; THENCE SOUTH 79°04'07" WEST, ALONG SAID THREAD, A DISTANCE OF 50.95 FEET; THENCE NORTH 00°08'07" EAST, A DISTANCE OF 59.90 FEET; THENCE SOUTH 89°20'08" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,739 SQUARE FEET OR 0.06287 ACRES, MORE OR LESS.

LEGEND

(C) = CALCULATED
(D) = DEED
(G) = GRID
O.R.B. = OFFICIAL RECORDS BOOK
(P) = PLAT DATA
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
SEC. 23, = SECTION-TOWNSHIP-RANGE
T 38 S,
R 40 E

SURVEYOR'S NOTES

1. THE DEED AND CALCULATED BEARINGS SHOWN HEREON ARE ASSUMED BASED UPON THE EAST LINE OF TRACT 32, SECTION 23, TOWNSHIP 38 SOUTH, RANGE 40 EAST HAVING A BEARING OF SOUTH 00°08'07" WEST AS PER OFFICIAL RECORDS BOOK 714, PAGE 2327 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

THE GRID BEARINGS ARE REFERENCED TO THE SAME EAST LINE OF TRACT 32 HAVING A BEARING OF SOUTH 00°04'43" WEST AS SHOWN ON SURVEY PREPARED BY GCY FOR MARTIN COUNTY BOCC (FILE-DWG NUMBER 08-1040-23-01) DATED 8-16-2010.

GRID INFORMATION AND THE HORIZONTAL DATUM OF THE DIGITAL FILES OF THE SURVEY ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983(2011), BASED UPON THE FPRN AS PUBLISHED BY FLORIDA DEPARTMENT OF TRANSPORTATION..

2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN HEREON. NO OPINION OF TITLE IS EXPRESSED OR IMPLIED.

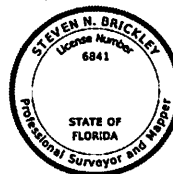
NOTE: SEE SHEETS 2 OF 2 FOR SKETCH OF DESCRIPTION.

DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEET 2 OF 2 OF THIS DOCUMENT.

THIS IS NOT A SURVEY

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



Digitally signed by
Steven N. Brickley
Date: 2019.07.12
09:41:59 -04'00'

JULY 8, 2019

DATE OF SIGNATURE

STEVEN N. BRICKLEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE No. LS - 6841

BOWMAN CONSULTING GROUP, LTD., INC.
CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 8030

NOT VALID WITHOUT THE ORIGINAL SIGNATURE SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Bowman
CONSULTING

Bowman Consulting Group, Ltd., Inc. Phone: (772) 283-1413
301 SE Ocean Blvd. Fax: (772) 220-7881
Suite 301, Stuart, Florida 34994 www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

Professional Surveyors and Mapper Business Certificate # LB 8030

**HUMANE SOCIETY OF THE
TREASURE COAST**

MARTIN COUNTY

FLORIDA

PATH: P:\010314 - HUMANE SOCIETY\010314-01-003 (SUR) - ROW DONATION BOUNDARY SURVEY\TOPO BOUNDARY
PROJECT NO. 010314-01-003 REVISED DATE: DATE: JULY 8, 2019
CADD FILE: 010314 HUMANE SOCIETY SKT.DWG SCALE: N/A SHEET 1 OF 2

SCHEDULE B-I

The following requirements must be satisfied (unless otherwise noted, all documents required to be recorded must be recorded in the official real estate records of the county in which said property is located):

REQUIREMENTS:

1. Pay and/or disburse the agreed amounts for the interest in the land to be insured and/or according to the mortgage to be insured.
2. Pay the premiums, fees and charges for the policy.
3. Pay all taxes, charges and assessments against subject premises, which are due and payable.
4. The following documents, satisfactory to us, creating the interest in the land and/or the mortgage to be insured, must be signed, delivered and recorded, specifically as follows:

A. Deed from The Humane Society of the Treasure Coast, Inc., a Florida non-profit corporation, formerly known as The Animal Rescue League of Martin County, Inc. to Martin County, Florida, together with evidence satisfactory to the Company of the corporation's good standing under the laws of its domicile state, review of the articles of incorporation and bylaws, a satisfactory resolution of the Board of Directors authorizing the proposed transaction, and Shareholders Resolution if applicable.

NOTE: If the current transaction involves: (1) the disposition of substantially all of a corporation's property or assets; (2) the conveyance of corporate property to an officer, director or agent who is also a signatory; (3) conveyance of property for minimum consideration; or (4) the execution of documents incident to the transaction by an officer other than the president, chief executive officer or any vice-president, then a recordable resolution of the corporation's Board of Directors, Shareholders and/or Members must be obtained.

5. When the company is provided the amount of the full insurable value of the land and the Company has agreed to that value, Schedule A will be amended accordingly.
6. Written evidence, from appropriate governmental authorities, that Special Taxing District, City and County Special Assessment Liens, MSBU Assessment Liens, Impact Fees, and Water, Sewer and Trash Removal Charges, if any, have been paid.
7. Obtain a sworn affidavit by the current owner(s), certifying that there are no liens against the insured land other than as disclosed by this commitment; that there are no outstanding or pending claims against the affiant that may constitute the basis for a lien against the insured land; that other than as disclosed by this commitment there are no matters which constitute defects in affiants' title to the insured land; and that there are no matters existing at this date which would adversely affect the ability of the affiant to convey and/or mortgage the insured land.

NOTE: A search of the public records reveals no open mortgage. Closer should confirm with owner that property is free and clear.

INFORMATIONAL NOTES - SCHEDULE B - PART I

- (a) TAXES: 2018 Ad Valorem Taxes and Assessments in the amount of \$0.00 are showing as Exempt. Tax Id/UPI No. 23-38-40-000-031-00010.10000
- (b) The recording information of vesting instruments affecting title of said Land(s) recorded within 24 months of the effective date of this report is/are as follows: None of Record
- (c) The Company reserves the right to make additional requirements when additional facts are disclosed by

NOTE: This Commitment is of no force and effect unless Commitment cover, Schedules A, B-Section 1 and B-Section 2 are attached. ALTA Commitment for Title Insurance 6-17-06 (With FLORIDA Modifications)

ALTA COMMITMENT 6-17-06 (With FLORIDA Modifications)

- the compliance of the requirements shown on Schedule B, Section 1 herein.
- (d) Upon receipt of this title evidence, you must obtain written authorization from the Company to issue the commitment if the amount of the policy or policies to be issued exceeds your agency limits.
 - (e) A search of the name(s) The Animal Rescue League of Martin County, Inc. on the Office of Foreign Assets Control (OFAC) site disclosed: NO MATTERS FOUND
 - (f) Bankruptcy Search revealed the following matter(s): NO MATTERS FOUND

SCHEDULE B-II

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any rights, interests or claims of parties in possession not shown by the public records.
3. Easements or claims of easements not shown by the public records.
4. Any encroachment, encumbrance, violation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land. The term encroachment includes encroachments of existing improvements located on the land onto adjoining land, and encroachments on the land of existing improvements located on adjoining land.
5. Any lien, or right to a lien, for services, labor, materials or equipment in connection with improvements, repairs or renovations provided before, on, or after Date of Policy and not shown by the Public Records at Date of Policy.
6. Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable.
7. Any adverse ownership claim by right of sovereignty to any portion of the lands insured hereunder, including tidelands, submerged, filled and artificially exposed lands and lands accreted to such lands or dispute as to the boundaries purportedly caused by a change in the location of any water body within or adjacent to the land.
8. Any minerals or mineral rights leased, granted or retained by current or prior owners.
9. Easements, restrictions, covenants and conditions as set forth in the Plat of Palm City Farms, recorded in Plat Book 6, Page 42, of the Public Records of Palm Beach County, Florida, as affected by Disclaimer recorded in Official Records Book 271, Page 133.
10. Subject to an unrecorded drainage ditch located along the Southerly boundary of captioned lands, as recited on Warranty Deed recorded in Official Records Book 477, page 506, which is not specifically located.
11. Covenant Running With the Land recorded in Official Records Book 972, Page 1497.
12. Interim Water System Agreement recorded in Official Records Book 977, Page 1795.
13. Drainage Easement granted to Martin County recorded in Official Records Book 1020, Page 651.
14. Resolution Number 00-9.33 recorded in Official Records Book 1526, Page 1.
15. Covenant Running With the Land recorded in Official Records Book 1526, Page 83.

NOTE: This Commitment is of no force and effect unless Commitment cover, Schedules A, B-Section 1 and B-Section 2 are attached. ALTA Commitment for Title Insurance 6-17-06 (With FLORIDA Modifications)

ALTA COMMITMENT 6-17-06 (With FLORIDA Modifications)

16. Unity of Title recorded in Official Records Book 1526, Page 86.
17. Development Order recorded in Official Records Book 2546, Page 853.
18. Easement granted to Florida Power & Light Company recorded in Official Records Book 2834, Page 2731.
19. Resolution Number 19-2.6 recorded in Official Records Book 3054, Page 405.
20. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements.

NOTE: This Commitment is of no force and effect unless Commitment cover, Schedules A, B-Section 1 and B-Section 2 are attached. ALTA Commitment for Title Insurance 6-17-06 (With FLORIDA Modifications)

Prepared by and return to:

Terence P. McCarthy, Esq.

McCarthy, Summers, Bobko, Wood,
Norman, Bass & Melby, P.A.

2400 SE Federal Highway, 4th Floor

Stuart, Florida 34994

772-286-1700

File Number: 13336.01

Parcel Identification No.:

Will Call No.: 50

{space above this line for recording data}

Warranty Deed

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

THIS WARRANTY DEED, made this 16th day of July, 2019, by between **The Humane Society of the Treasure Coast, Inc., a Florida not for profit corporation, F/K/A The Animal Rescue League of Martin County, Inc.**, whose post office address 4100 SW Leighton Farm Avenue, Palm City, FL 34990, ("Grantor"), to **Martin County, a political subdivision of the State of Florida** whose post office address is 2401 SE Monterey Road, Stuart, Florida 34996, ("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, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to taxes for 2019, and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "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:


Witnesses:

GRANTOR:

The Humane Society of the Treasure Coast, Inc., a Florida not for profit corporation

By:


Frank Valente, President


ANGELA SCERENSCHO

Print Name:



Print Name:

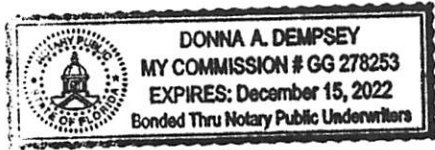
DONNA DEMPSEY

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 16th day of July, 2019, by Frank Valente, President of **The Humane Society of the Treasure Coast, Inc., a Florida not-for-profit corporation**, on behalf of the Corporation, who [☒] is personally known or [☐] has produced a driver's license as identification.

[Notary Seal]

Donna A. Dempsey
Notary Public State of Florida At Large



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LEGAL DESCRIPTION TO ACCOMPANY SKETCH
 LYING IN TRACT 32, AS RECORDED IN PLAT OF PALM CITY FARMS, BOOK 6, PAGE 42
 PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN TRACT 32, PALM CITY FARMS, ACCORDING TO THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, IN PLAT BOOK 6, PAGE 42, OF PUBLIC RECORDS, LYING AND BEING SITUATED IN SECTION 23, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 38 SOUTH, RANGE 40 EAST; THENCE SOUTH 00°08'07" WEST ALONG THE EAST LINE OF SAID SECTION 23, A DISTANCE OF 1991.11 FEET TO THE NORTHEAST CORNER OF TRACT 32 OF SAID PALM CITY FARMS, SECTION 23, TOWNSHIP 38 SOUTH, RANGE 40 EAST; THENCE SOUTH 00°08'07" WEST ALONG THE EAST LINE OF SAID TRACT 32 AND EAST LINE OF SAID SECTION 23, A DISTANCE OF 350.00 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID EAST LINE, SOUTH 00°08'07" WEST, A DISTANCE OF 49.66 FEET TO THE THREAD OF DANFORTH CREEK; THENCE SOUTH 79°04'07" WEST, ALONG SAID THREAD, A DISTANCE OF 50.95 FEET; THENCE NORTH 00°08'07" EAST, A DISTANCE OF 59.90 FEET; THENCE SOUTH 89°20'08" EAST, A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 2,739 SQUARE FEET OR 0.06287 ACRES, MORE OR LESS.

LEGEND

(C)	= CALCULATED
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O.R.B.	= OFFICIAL RECORDS BOOK
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P.O.C.	= POINT OF COMMENCEMENT
SEC. 23,	= SECTION-TOWNSHIP-RANGE
T 38 S,	
R 40 E	

SURVEYOR'S NOTES

1. THE DEED AND CALCULATED BEARINGS SHOWN HEREON ARE ASSUMED BASED UPON THE EAST LINE OF TRACT 32, SECTION 23, TOWNSHIP 38 SOUTH, RANGE 40 EAST HAVING A BEARING OF SOUTH 00°08'07" WEST AS PER OFFICIAL RECORDS BOOK 714, PAGE 2327 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

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GRID INFORMATION AND THE HORIZONTAL DATUM OF THE DIGITAL FILES OF THE SURVEY ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983(2011), BASED UPON THE FPRN AS PUBLISHED BY FLORIDA DEPARTMENT OF TRANSPORTATION..

2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN HEREON. NO OPINION OF TITLE IS EXPRESSED OR IMPLIED.

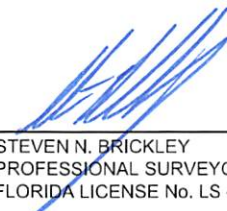
NOTE: SEE SHEETS 2 OF 2 FOR SKETCH OF DESCRIPTION.

DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEET 2 OF 2 OF THIS DOCUMENT.

THIS IS NOT A SURVEY

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


 STEVEN N. BRICKLEY
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE No. LS - 6841

JULY 8, 2019

DATE OF SIGNATURE

BOWMAN CONSULTING GROUP, LTD., INC.
 CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 8030

NOT VALID WITHOUT THE ORIGINAL SIGNATURE SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Bowman
C O N S U L T I N G

Bowman Consulting Group, Ltd., Inc. Phone: (772) 283-1413
 301 SE Ocean Blvd. Fax: (772) 220-7881
 Suite 301, Stuart, Florida 34994 www.bowmanconsulting.com

○ Bowman Consulting Group, Ltd.

Professional Surveyors and Mapper Business Certificate # LB 8030

**HUMANE SOCIETY OF THE
 TREASURE COAST**

MARTIN COUNTY

FLORIDA

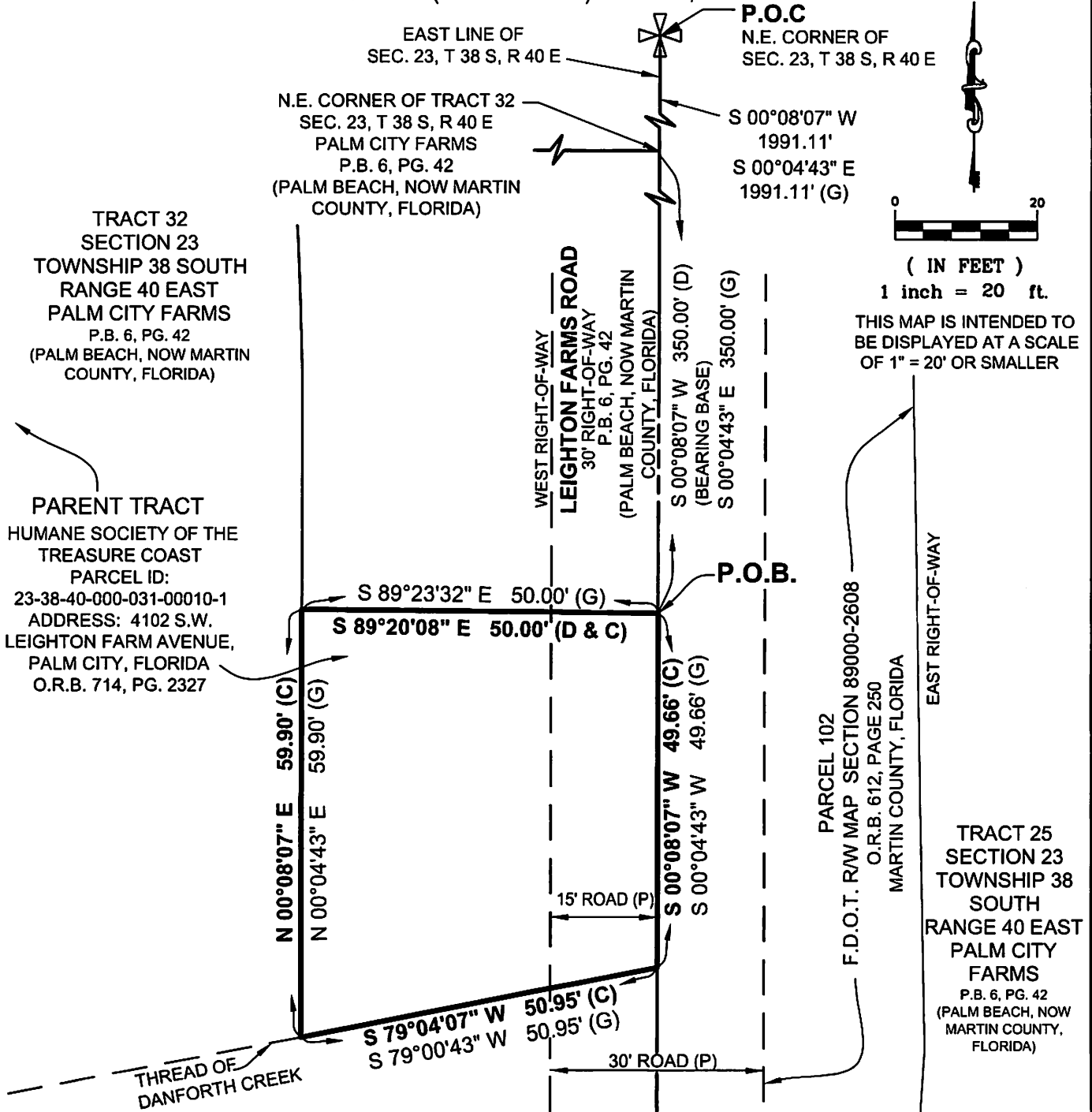
PATH: P:\010314 - HUMANE SOCIETY\010314-01-003 (SUR) - ROW DONATION BOUNDARY SURVEY\SURVEY\TOPO BOUNDARY

PROJECT NO. 010314-01-003 REVISED DATE: DATE: JULY 8, 2019

CADD FILE: 010314 HUMANE SOCIETY SKT.DWG SCALE: N/A SHEET 1 OF 2

SKETCH OF DESCRIPTION

LYING IN TRACT 32, AS RECORDED IN PLAT OF PALM CITY FARMS, BOOK 6, PAGE 42
PALM BEACH (NOW MARTIN) COUNTY, FLORIDA



NOTE: SEE SHEET 1 OF 2 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

THIS IS NOT A SURVEY

Bowman CONSULTING

Bowman Consulting Group, Ltd., Inc. Phone: (772) 283-1413
301 SE Ocean Blvd. Fax: (772) 220-7881
Suite 301, Stuart, Florida 34994 www.bowmanconsulting.com

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Professional Surveyors and Mapper Business Certificate # LB 8030

HUMANE SOCIETY OF THE TREASURE COAST

MARTIN COUNTY

FLORIDA

PATH: P:\010314 - HUMANE SOCIETY\010314-01-003 (SUR) - ROW DONATION BOUNDARY SURVEY\SURVEY\TOPO BOUNDARY

PROJECT NO. 010314-01-003

REVISED DATE:

DATE: JULY 8, 2019

CADD FILE: 010314 HUMANE SOCIETY SKT.DWG

SCALE: 1"=20'

SHEET 2 OF 2

Closing Affidavit

Before me, the undersigned authority, personally appeared Frank Valente, President of the Humane Society of the Treasure Coast, Inc., a Florida not-for-profit corporation, on behalf of the Corporation, ("Affiant"), who being by me first duly sworn, on oath, depose(s) and say(s) that:

1. The Humane Society of the Treasure Coast, Inc., a Florida not-for-profit corporation ("Seller"), is the owner of and is selling the following described property to Martin County, Florida a political subdivision of the State of Florida ("Buyer"), to wit:

SEE EXHIBIT "A" ATTACHED HERETO

2. The above described property is free and clear of all liens, taxes, encumbrances and claims of every kind, nature and description of record whatsoever, except for mortgage or mortgages, if any, described in the Deed and except for real estate and personal property taxes for the year **2019**, which are not yet due and payable.
3. There have been no improvements, alterations, or repairs since acquisition by the Seller to the above described property for which the costs thereof remain unpaid, that there are no claims for labor or material furnished for repairing or improving the same, which remain unpaid since the acquisition by Seller, and that there are no mechanic's, materialmen's, or laborer's liens since acquisition by Seller against the above described property.
4. There have been no documents recorded in the Public Records of **Martin County, Florida** subsequent to **April 15, 2019**, which affect title to the Property and Seller has not entered into any contracts for the sale, disposition or leasing of the Property since said date except as may have been disclosed to **McCarthy, Summers, Wood, Norman, Melby & Schultz, P.A.** in writing, and Seller has no knowledge of any matter affecting title to the Property.
5. Seller agrees that in the event the current real estate or personal property taxes vary in amount from the figures used in making the prorations used in closing the transfer and conveyance of the above described property to said buyers, then a new proration and a correct and proper adjustment will be made upon demand.
6. There are no matters pending against the Seller that could give rise to a lien that would attach to the property between the effective date of commitment and the recording of the interest to be insured. Seller has not and will not execute any instruments that would adversely affect the interest to be insured.
7. Seller's title to, and possession and enjoyment of, the property have been open, notorious, peaceable and undisturbed, and have never been disputed nor questioned.
8. There are no disputes concerning the boundary lines of the property, and the operation of any buildings on said property has been in compliance with the applicable building codes, ordinances and statutes.
9. Affiant has received no notice of any public hearing regarding assessment for improvements or changes in applicable zoning laws concerning said property within the past ninety (90) days.
10. There are no actions or proceedings now pending in any State or Federal Court to which the Seller is a party, including but not limited to, proceedings in bankruptcy, receivership or insolvency, nor are there any judgments, bankruptcies, liens or executions of any nature which constitute or could constitute a charge or lien upon said property.
11. There are no unrecorded easements, claims of easement or rights-of-way affecting all or any portion of the property.
12. Seller understands that Section 1445 of the Internal Revenue Code provides that a Buyer of a United States real property interest must withhold tax if the Seller is a foreign person. To inform the Buyer that withholding of tax is not required upon purchase of the above described property, Seller certifies the following:

a. Seller is not a nonresident alien individual, foreign corporation, foreign partnership, foreign trust or foreign estate for purposes of United States federal income taxation.

b. Seller's U.S. Taxpayer Identification Number is: 59-0774235

c. Seller's address is: **4100 SW Leighton Farm Avenue, Palm City, FL 34990.**

d. No other persons or entities have an ownership interest in the above described property.

e. Seller understands the Buyer of the described property intends to rely on the foregoing representations in connection with the United States Foreign Investment in Real Property Tax Act. (FIRPTA). Seller understands this certification may be disclosed to the Internal Revenue Service by the Buyer and that any false statements contained in this certification may be punished by fine, imprisonment or both. Seller has the authority to sign this affidavit as either individual Seller or on behalf of an entity Seller. Under penalties of perjury, Seller states that this declaration was carefully read and is true and correct.

13. This affidavit is given for the purpose of clearing any possible question or objection to the title to the above referenced property and, for the purpose of inducing **McCarthy, Summers, Wood, Norman, Melby & Schultz, P.A.** and **WFG National Title Insurance Company** to issue title insurance on the subject property, with the knowledge that said title companies are relying upon the statements set forth herein. Seller hereby holds **McCarthy, Summers, Wood, Norman, Melby & Schultz, P.A.** and **WFG National Title Insurance Company** harmless and fully indemnifies same (including but not limited to attorneys' fees, whether suit be brought or not, and at trial and all appellate levels, and court costs and other litigation expenses) with respect to the matters set forth herein. "Affiant", "Seller" and "Buyer" include singular or plural as context so requires or admits. Seller further states that he/she is familiar with the nature of an oath and with the penalties as provided by the laws of the United States and the State of Florida for falsely swearing to statements made in an instrument of this nature. Seller further certifies that he/she has read, or heard read, the full facts of this Affidavit and understands its context.

Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

*Humane Society of the Treasure Coast, Inc., a
Florida not-for-profit corporation*
By: FRANK VALENTE, PRESIDENT

State of Florida
County of Martin

The foregoing instrument was sworn to and subscribed before me this 16th day of July, 2019 by Frank Valente, President of The Humane Society of the Treasure Coast, Inc., a Florida not-for-profit corporation, on behalf of the Corporation, who { ✓ } is personally known or { } has produced a driver's license as identification.

{Notary Seal}



Donna A. Dempsey
Notary Public

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EXHIBIT A

Legal Description

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN TRACT 32, PALM CITY FARMS, ACCORDING TO THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, IN PLAT BOOK 6, PAGE 42, OF PUBLIC RECORDS, LYING AND BEING SITUATED IN SECTION 23, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 38 SOUTH, RANGE 40 EAST; THENCE SOUTH 00°08'07" WEST ALONG THE EAST LINE OF SAID SECTION 23, A DISTANCE OF 1991.11 FEET TO THE NORTHEAST CORNER OF TRACT 32 OF SAID PALM CITY FARMS, SECTION 23, TOWNSHIP 38 SOUTH, RANGE 40 EAST; THENCE SOUTH 00°08'07" WEST ALONG THE EAST LINE OF SAID TRACT 32 AND EAST LINE OF SAID SECTION 23, A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE, SOUTH 00°08'07" WEST, A DISTANCE OF 49.66 FEET TO THE THREAD OF DANFORTH CREEK; THENCE SOUTH 79°04'07" WEST, ALONG SAID THREAD, A DISTANCE OF 50.95 FEET; THENCE NORTH 00°08'07" EAST, A DISTANCE OF 59.90 FEET; THENCE SOUTH 89°20'08" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.739 SQUARE FEET OR 0.06287 ACRES, MORE OR LESS.

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN TRACT 32, PALM CITY FARMS, ACCORDING TO THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, IN PLAT BOOK 6, PAGE 42, OF PUBLIC RECORDS, LYING AND BEING SITUATED IN SECTION 23, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 38 SOUTH, RANGE 40 EAST; THENCE SOUTH 00°08'07" WEST ALONG THE EAST LINE OF SAID SECTION 23, A DISTANCE OF 1991.11 FEET TO THE NORTHEAST CORNER OF TRACT 32 OF SAID PALM CITY FARMS, SECTION 23, TOWNSHIP 38 SOUTH, RANGE 40 EAST; THENCE SOUTH 00°08'07" WEST ALONG THE EAST LINE OF SAID TRACT 32 AND EAST LINE OF SAID SECTION 23, A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE, SOUTH 00°08'07" WEST, A DISTANCE OF 49.66 FEET TO THE THREAD OF DANFORTH CREEK; THENCE SOUTH 79°04'07" WEST, ALONG SAID THREAD, A DISTANCE OF 50.95 FEET; THENCE NORTH 00°08'07" EAST, A DISTANCE OF 59.90 FEET; THENCE SOUTH 89°20'08" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.739 SQUARE FEET OR 0.06287 ACRES, MORE OR LESS.

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN TRACT 32, PALM CITY FARMS, ACCORDING TO THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, IN PLAT BOOK 6, PAGE 42, OF PUBLIC RECORDS, LYING AND BEING SITUATED IN SECTION 23, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A. U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT SETTLEMENT STATEMENT McCarthy, Summers, Wood, Norman, Melby & Schultz, P.A. 2400 SE Federal Highway, 4th Floor Stuart, Florida 34994 772-286-1700 fax: 772-283-1803	B. TYPE OF LOAN 1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FMHA 3. <input type="checkbox"/> CONV. UNINS. 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> CONV. INS. 6. File Number: <u>13336.01</u> 7. Loan Number: 8. Mortgage Ins. Case No.:
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C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Buyer:	Martin County, a political subdivision of the State of Florida
E. Seller:	Humane Society of the Treasure Coast, Inc., a Florida not-for-profit corporation f/k/a The Animal Rescue League of Martin County, Inc., a Florida corporation
F. Lender:	
G. Property:	4100 SW Leighton Farm Avenue Palm City, Martin County, Florida 34990 Martin County,
H. Settlement Agent:	McCarthy, Summers, Wood, Norman, Melby & Schultz, P.A.
Place of Settlement:	2400 SE Federal Highway, 4th Floor, Stuart, Florida 34994 Martin County
I. Settlement Date:	July 15, 2019

J. Summary of Buyer's Transaction	K. Summary of Seller's Transaction
100. Gross Amount Due From Buyer:	400. Gross Amount Due To Seller:
101. Contract Sales Price	401. Contract Sales Price
102. Personal Property	402. Personal Property
103. Settlement Charges to Buyer (line 1400) 0.00	403.
Adjustments for Items Paid by Seller in Advance:	Adjustments for Items Paid by Seller in Advance:
106. City / Town Taxes	406. City / Town Taxes
107. County / Parish Taxes	407. County / Parish Taxes
108. Assessments	408. Assessments
109. Non-Ad Valorem Assessments	409. Non-Ad Valorem Assessments
120 Gross Amount Due from Buyer: 0.00	420 Gross Amount Due to Seller: 0.00
200. Amounts Paid by or in Behalf of Buyer:	500. Reductions in Amount Due to Seller:
201. Deposit / Earnest Money	501. Excess Deposit (see instructions)
202. Principal Amount of New Loan	502. Settlement Charges to Seller (Line 1400) 711.20
203. Existing Loan(s)	503. Existing Loan(s)
204.	504. Payoff of First Mortgage
205.	505. Payoff of Second Mortgage
206.	506. Purchase Money Mortgage
Adjustments for Items Unpaid by Seller:	Adjustments for Items Unpaid by Seller:
210. City / Town Taxes	510. City / Town Taxes
211. County / Parish Taxes	511. County / Parish Taxes
212. Assessments	512. Assessments
213. Non-Ad Valorem Assessments	513. Non-Ad Valorem Assessments
220 Total Paid by / for Buyer: 0.00	520 Total Reductions in Amount Due to Seller: 711.20
300. Cash at Settlement from / to Buyer:	600. Cash at Settlement to / from Seller:
301. Gross Amount due from Buyer (line 120) 0.00	601. Gross Amount due to Seller (line 420) 0.00
302. Less Amount Paid by/for Buyer (line 220) 0.00	602. Less Reductions Amount due Seller (line 520) 711.20
303. Cash To Buyer: \$0.00	603. Cash From Seller: \$711.20

L. Settlement Charges			
700. Total Sales / Broker's Commission:		Paid from Buyer's Funds at Settlement	Paid from Seller's Funds at Settlement
Division of Commission as follows			
701.			
702.			
703. Commission Paid at Settlement			
800. Items Payable in Connection with Loan:			
801. Loan Origination Fee			
802. Loan Discount			
803. Appraisal Fee			
804. Credit Report			
805. Lender's Inspection Fee			
806. Mortgage Insurance Application Fee			
807. Assumption Fee			
900. Items Required by Lender to be Paid in Advance:			
901. Daily interest charge from Jul 15, 2019			
902. Mortgage Insurance Premium			
903. Hazard Insurance Premium			
904. Flood Insurance Premium			
1000. Reserves Deposited with Lender:			
1001. Hazard Insurance			
1002. Mortgage Insurance			
1003. City Property Taxes			
1004. County Property Taxes			
1005. Annual Assessments			
1100. Title Charges:			
1101. Settlement or Closing Fee to McCarthy, Summers, Wood, Norman, Melby & Schultz, P.A.			400.00
1102. Abstract or Title Search to WFG National Title Insurance Company			75.00
1103. Title Examination			
1104. Title Insurance Binder			
1105. Document Preparation			
1106. Notary Fees			
1107. Attorney Fees (includes above item numbers:			
1108. Title Insurance to McCarthy, Summers, Wood, Norman, Melby & Schultz, P.A. (includes above item numbers:			207.00
1109. Lender's Coverage 0.00			
1110. Owner's Coverage 0.00			
1200. Government Recording and Transfer Charges:			
1201. Recording Fees: Deed 18.50 Mortgage 0.00 Releases 0.00			18.50
1202. City/County Tax/Stamps: Deed 0.00 Mortgage 0.00			
1203. State Tax/Stamps: Deed 0.70 Mortgage 0.00			0.70
1204. Intangible Tax to Clerk of the Circuit Court			
1205. Record Resolution to Clerk of the Circuit Court			10.00
1300. Additional Settlement Charges:			
1301. Survey			
1302. Pest Inspection			
1303. Estoppel Fee			
1400. Total Settlement Charges (Enter on line 103, Section J and line 502, Section K)		\$0.00	\$711.20

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of HUD-1 Settlement Statement.

Buyer: _____
Martin County, a political subdivision of the State of Florida

Seller: _____
Humane Society of the Treasure Coast, Inc., a Florida not-for-profit corporation d/b/a The Animal Rescue League of Marti

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with the instructions of the parties hereto.

Settlement Agent: _____
Terence P. McCarthy, Esq.

Date: July 15, 2019

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see Title 18 U.S. Code Section 1001 and Section 1010.