

This instrument prepared by:
Colleen Holmes, Real Property Division
2401 SE Monterey Road
Stuart, FL 34996

Project Name: ROW 138th Street/Bridge Road / ROW Reed
Property Address: 5200 SE 138th Street, Hobe Sound, FL 33455
PCN: 31-39-42-000-001-00076-0

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 10th day of May, 2018, between Adrian Reed and Michelle Reed, a married couple, whose address is 5200 SE 138th Street, Hobe Sound, FL 33455, Grantor, and 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 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:

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

SUBJECT TO conditions, restrictions, reservations, limitations and easements of record; zoning and other regulatory ordinances; and taxes for the year 2016 and subsequent years.

and said Grantor 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.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

[END OF TEXT ON THIS PAGE/SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF. Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Miranda Ramsey
Print Name: Miranda Ramsey

Adrian Reed
Adrian Reed

Cindy Devereaux
Print Name: Cindy Devereaux

Michelle Reed
Michelle Reed

STATE OF FLORIDA,
COUNTY OF MARTIN,

The foregoing instrument was acknowledged before me this 10 day of May,
2018, by Adrian Reed and Michelle Reed they are () personally known to me or (x) has produced
driver's license as identification.



Jared E. Gaylord
Notary Public, State of Florida

Print Name: _____

My Commission Expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 39 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 31; THENCE SOUTH 00°07'11" WEST, ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 872.62 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY BOUNDARY LINE OF THE REED PARCEL ACCORDING TO THE BOUNDARY SURVEY PREPARED BY BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC., JOB NO. 3316, WITH A LAST REVISION DATE OF 5/26/04, AND THE **POINT OF BEGINNING**;

THENCE SOUTH 07°38'49" EAST, ALONG SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 118.76 FEET; THENCE SOUTH 44°30'33" EAST, A DISTANCE OF 1162.87 FEET; THENCE NORTH 67°07'59" WEST, DEPARTING SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 19.77 FEET; THENCE NORTH 54°03'41" WEST, A DISTANCE OF 141.29 FEET;

THENCE NORTH 44°30'55" WEST, A DISTANCE OF 507.19 FEET; THENCE NORTH 44°07'07" WEST, A DISTANCE OF 293.89 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE LEFT WITH A RADIUS OF 160.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 031°16'43", A DISTANCE OF 87.35 FEET; THENCE NORTH 75°23'50" WEST, A DISTANCE OF 66.29 FEET TO THE WEST LINE OF SAID SECTION 31; THENCE NORTH 00°07'11" EAST, ALONG SAID WEST LINE, A DISTANCE OF 223.58 FEET TO THE **POINT OF BEGINNING**.

TOGETHER WITH

A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 39 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 31; THENCE SOUTH 00°07'11" WEST, ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 872.62 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY BOUNDARY LINE OF THE REED PARCEL ACCORDING TO THE BOUNDARY SURVEY PREPARED BY BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC., JOB NO. 3316, WITH A LAST REVISION DATE OF 5/26/04; THENCE SOUTH 07°38'49" EAST, ALONG SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 118.76 FEET; THENCE SOUTH 44°30'33" EAST, A DISTANCE OF 1180.38 FEET; THENCE SOUTH 76°52'33" EAST, A DISTANCE OF 39.81 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 76°52'33" EAST, CONTINUING ALONG SAID NORTHEASTERLY BOUNDARY LINE, A DISTANCE OF 1990.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 650.00 FEET; THE CHORD OF WHICH BEARS SOUTH 11°34'18" WEST, WITH A CHORD DISTANCE OF 33.51 FEET; THENCE DEPARTING SAID NORTHEASTERLY BOUNDARY LINE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°57'14", FOR A DISTANCE OF 33.51 FEET; THENCE NORTH 75°16'29" WEST, A DISTANCE OF 103.35 FEET; THENCE NORTH 76°06'42" WEST, A DISTANCE OF 50.03 FEET; THENCE NORTH 73°49'14" WEST, A DISTANCE OF 154.99 FEET; THENCE NORTH 76°52'10" WEST, A DISTANCE OF 461.40 FEET; THENCE NORTH 76°08'18" WEST, A DISTANCE OF 200.23 FEET; THENCE NORTH 79°09'03" WEST, A DISTANCE OF 56.02 FEET; THENCE NORTH 75°39'11" WEST, A DISTANCE OF 52.33 FEET; THENCE NORTH 77°16'04" WEST, A DISTANCE OF 185.17 FEET; THENCE NORTH 76°52'49" WEST, A DISTANCE OF 296.20 FEET; THENCE NORTH 78°45'43" WEST, A DISTANCE OF 55.94 FEET; THENCE NORTH 76°32'43" WEST, A DISTANCE OF 118.03 FEET; THENCE NORTH 76°02'40" WEST, A DISTANCE OF 137.94 FEET; THENCE NORTH 67°07'59" WEST, A DISTANCE OF 121.78 FEET; TO THE **POINT OF BEGINNING**.

CONTAINING 1.89 ACRES MORE OR LESS.



**NORTHSTAR
GEOMATICS**

617 NW BAKER ROAD
PO BOX 2371, STUART, FLORIDA 34995
(772)781-6400 (772)781-6462 FAX
LICENSED BUSINESS NO. 7217

SKETCH & LEGAL DESCRIPTION

REED RIGHT-OF-WAY CONVEYANCE

MARTIN COUNTY, FLORIDA

SHEET NO.

1

OF 4

PROJECT NO.

17-023

SURVEYOR'S NOTES

1. BEARING BASIS IS THE WEST LINE OF SECTION 31, TOWNSHIP 39 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 00°07'11" WEST.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF (4) SHEETS, WITH SHEETS 3 & 4 BEING THE SKETCH OF DESCRIPTION.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 5J-17.050 - 17.052.


GREGORY S. FLEMING, P.S.M.
FLORIDA REGISTRATION NO. 4350

5/9/18
DATE

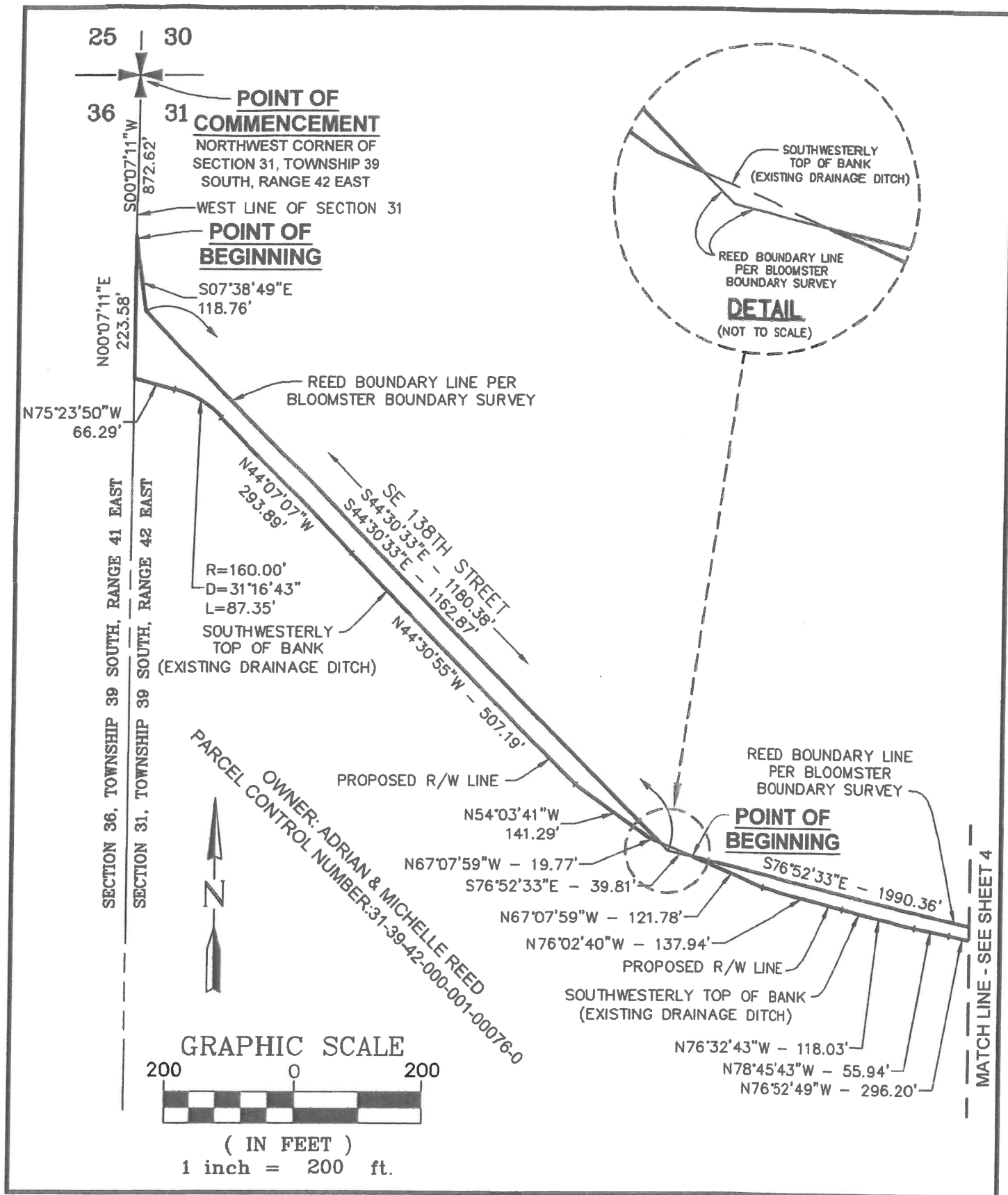


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REED RIGHT-OF-WAY CONVEYANCE
MARTIN COUNTY, FLORIDA

SHEET NO.
2
OF 4
PROJECT NO.
17-023

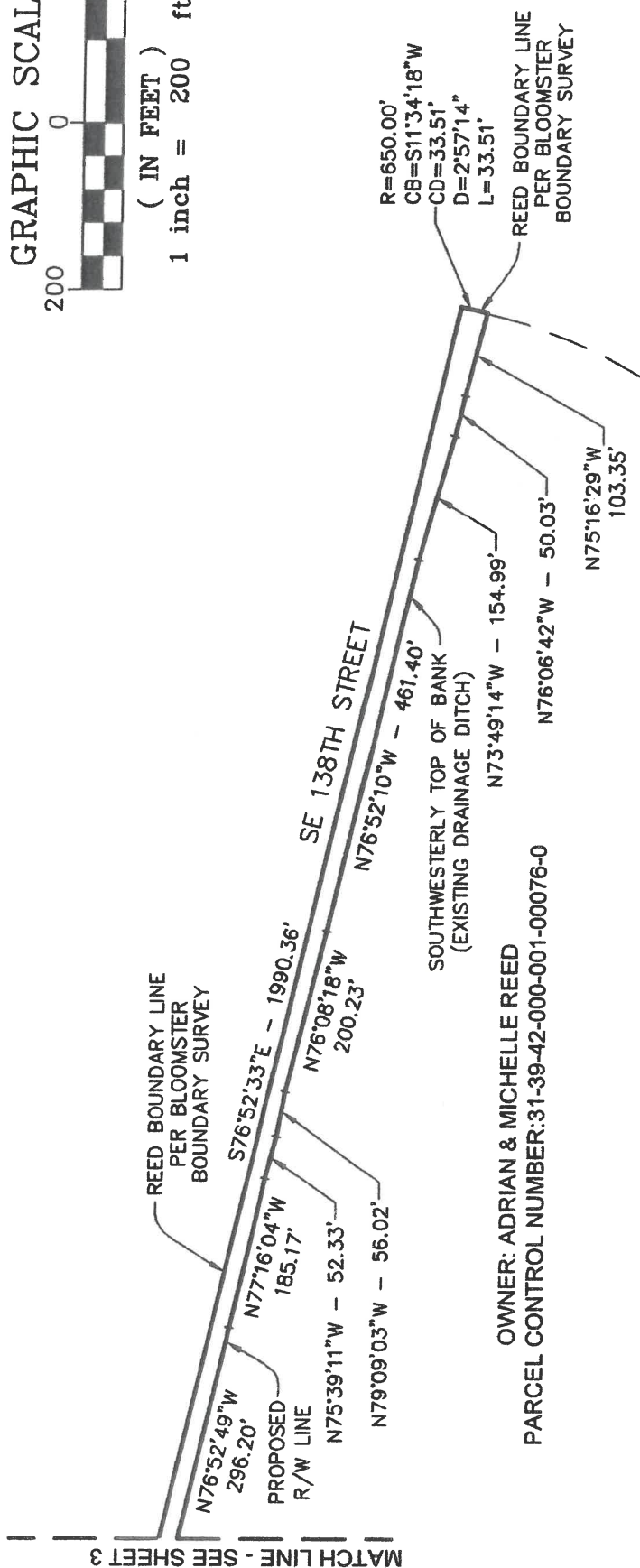


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SKETCH & LEGAL DESCRIPTION
REED RIGHT-OF-WAY CONVEYANCE
MARTIN COUNTY, FLORIDA

SHEET NO.
3
OF 4
PROJECT NO.
17-023



MATCH LINE - SEE SHEET 3

OWNER: ADRIAN & MICHELLE REED
PARCEL CONTROL NUMBER:31-39-42-000-001-00076-0



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PO BOX 2371, STUART, FLORIDA 34995
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SKETCH & LEGAL DESCRIPTION

MARTIN COUNTY, FLORIDA

SHEET NO.

4

4

30

PROJECT NO.

17-023