

Prepared by and return to:
Mary-Beth T. Valley, Esq.
SOUTH MILHAUSEN, P.A.
Gateway Center
1000 Legion Place, Suite 1200
Orlando, Florida 32801

NOTE TO CLERK: THE PROPERTY IS NOT ENCUMBERED BY A MORTGAGE. THE MINIMUM FLORIDA DOCUMENTARY STAMP TAX OF \$0.70 IS BEING PAID UPON THE RECORDING OF THIS DEED.

WARRANTY DEED

THIS WARRANTY DEED is made and entered into as of the 30 day of March, 2020, by **HOBE SOUND TOWNHOUSE II, LLC, a Florida limited liability company ("Townhouse")**, whose mailing address for purposes of this instrument is 9508 Windy Ridge Road, Windermere, FL 34786-8311 (the "**Grantor**") to and in favor of **MARTIN COUNTY FLORIDA**, whose mailing address for purposes of this instrument is 2401 SE Monterey Road, Stuart, FL 34996 ("**Grantee**").

W I T N E S S E T H:

THAT, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto Grantee all that certain real property together with the improvements thereon (collectively the "**Property**") situate in Martin County, Florida, more particularly described as follows:

SEE EXHIBIT "A" HERETO AND INCORPORATED HEREIN

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.

AND Grantor hereby covenants with Grantee: (i) that Grantor is lawfully seized of said Property in fee simple; (ii) that Grantor has good right and lawful authority to sell and convey said Property; (iii) that Grantor hereby fully warrants the title to said Property and will defend the same against the lawful claims of all persons whomsoever; and (iv) that said Property is free of all encumbrances except taxes accruing subsequent to December 31, 2019, and covenants, restrictions, agreements, limitations, reservations and easements of record, if any, however, reference thereto shall not serve to reimpose same.

The Property described herein in neither the homestead of the Grantor nor contiguous to the homestead of Grantor.

Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include all the parties hereto and their heirs, legal representatives, successors and assigns. The singular shall be deemed to include the plural, and vice versa, where the context so permits.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the day and year first above written.

GRANTOR:

Signed, sealed and delivered
in the presence of:

Lori Demarco
(Witness Signature)

Lori Demarco
(Witness Print Name)

M. Basaraba
(Witness Signature)

MATT BASARABA
(Witness Print Name)

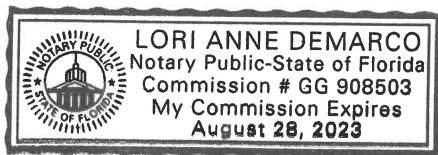
**HOBE SOUND TOWNHOUSE II, LLC, a
Florida limited liability company**

Jeffrey B. Gelman
Jeffrey B. Gelman, its Manager

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30 day of March, 2020, by Jeffrey B. Gelman, as Manager of HOBE SOUND TOWNHOUSE II, LLC, a Florida limited liability company, who either (a) X is personally known to me, or (b) ___ has produced ___ as identification.

(NOTARY SEAL)



Lori Anne Demarco
Notary Public State of Florida
Print Name: LORI Anne Demarco
My Commission Expires: 8/28/23

EXHIBIT "A" SKETCH OF LEGAL (THIS IS NOT A SURVEY)

LOT 91
GOMEZ GRANT
PLAT BOOK 1, PAGE 80

S.E. KINGSLEY STREET

3RD STREET (PER PLAT) $N68^{\circ}25'06''E$
33' RIGHT-OF-WAY (UNIMPROVED) 33.52'

NORTH LINE OF
LOT 90 GOMEZ GRANT
(PLAT BOOK 1, PAGE 80)

$N67^{\circ}16'25''W$
16.70'

$R=380.00'$
 $D=10^{\circ}46'57''$
 $L=71.51'$

CHB= $N27^{\circ}56'20''W$
CHD=71.41'

P.C.

$N22^{\circ}32'51''W$
116.34'

(BEARING BASE)
 $S21^{\circ}39'04''E$

MAINTENANCE RIGHT-OF-WAY
LINE PER F.D.O.T. MAINTENANCE
MAP SECTION 89030

4197 SQUARE FEET
(0.096 ACRES)

S.E. LARES AVENUE
33' RIGHT-OF-WAY

$N21^{\circ}50'29''W$
52.58'

$N21^{\circ}47'31''W$
50.00'

15' ACCESS EASEMENT
(O.R.B. 685, PAGE 2306)

$S68^{\circ}12'16''W$
11.64'

LOT 90
GOMEZ GRANT
PLAT BOOK 1, PAGE 80

P.O.B.

NORTHEAST CORNER
LOT 90 GOMEZ GRANT
PLAT BOOK 1, PAGE 80

EAST LINE OF LOT 90
GOMEZ GRANT
PLAT BOOK 1, PAGE 80

LEGEND

P.O.B. - POINT OF BEGINNING
R - RADIUS
D - INTERIOR ANGLE
L - ARC LENGTH
CHB - CHORD BEARING
CHD - CHORD DISTANCE
F.D.O.T. - FLORIDA DEPARTMENT
OF TRANSPORTATION

LOT 90
GOMEZ GRANT
PLAT BOOK 1, PAGE 80

SCALE: 1" = 50'



GREGORY T. TUCKER
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION No.: 6147

Legacy

Surveying and Mapping, Inc.
112 N. U.S. Highway No. 1
Tequesta, FL. 33469
Phone: (561) 746-8424
BUSINESS LICENSE: LB# 8130

EXHIBIT "A"

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN LOT 90, OF THE GOMEZ GRANT WEST OF RIVER, AS RECORDED IN PLAT BOOK 1, PAGE 80, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, (NOW MARTIN COUNTY), FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 90, GOMEZ GRANT; THENCE SOUTH 21°39'04" EAST, ALONG THE EAST LINE OF SAID LOT 90, GOMEZ GRANT, A DISTANCE OF 301.50 FEET; THENCE SOUTH 68°12'16" WEST, A DISTANCE OF 11.64 FEET; THENCE NORTH 21°47'31" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 21°50'29" WEST, A DISTANCE OF 52.58 FEET; THENCE NORTH 22°32'51" WEST, A DISTANCE OF 116.34 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 380.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°46'57", ALONG AN ARC LENGTH OF 71.51 FEET ; THENCE NORTH 67°16'25" WEST, A DISTANCE OF 16.70 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID LOT 90, GOMEZ GRANT; THENCE NORTH 68°25'06" EAST ALONG SAID NORTH LINE, A DISTANCE OF 33.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,197 SQUARE FEET OR 0.096 ACRES, MORE OR LESS.

THIS ACREAGE INCLUDES 1,088 SQUARE FEET WITHIN THE MAINTENANCE RIGHT OF WAY OF DIXIE HIGHWAY PER F.D.O.T. MAINTENANCE MAP SECTION 89030, AND 3,109 SQUARE FEET OUTSIDE OF THE MAINTENANCE RIGHT OF WAY.

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback.

Legacy
Surveying and Mapping, Inc.
112 N. U.S. Highway No. 1
Tequesta, FL. 33469
Phone: (561) 746-8424
BUSINESS LICENSE: LB# 8130