



736 colorado avenue, suite a, stuart, florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

December 2, 2020

Ownership Search

Prepared For: Lucido & Associates

We hereby certify that a search has been made of the Martin County Property Appraiser's records regarding a 500 foot area surrounding the following described parcel of land:

See Exhibit "A" attached hereto & made a part hereof.

TAX ID: See Exhibit "B" attached hereto
OWNER: & made a part hereof.
ADDRESS:

The apparent property owners of land surrounding the above referenced property are as follows: The list does not include any owners who qualify for confidentiality (See attached).

A handwritten signature in blue ink that reads 'Karen Rae Hyche'. The signature is fluid and cursive, with the first letters of each word being capitalized.

Karen Rae Hyche



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OWNERSHIP REPORT

SEARCH NO. P20-11,614/IC

THE ATTACHED REPORT IS ISSUED TO LUCIDO & ASSOCIATES. THE ATTACHED REPORT MAY NOT BE RELIED ON BY ANY OTHER PARTY. NO LIABILITY IS ASSUMED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FOR ANY UNAUTHORIZED USE OR RELIANCE. THIS OWNERSHIP REPORT IS ISSUED PURSUANT TO FLORIDA STATUTE SECTION 627.7843 AND LIABILITY HEREUNDER FOR INCORRECT INFORMATION IS LIMITED TO THE AMOUNT PAID FOR THE REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of a 500 foot area surrounding subject property. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately. This Report does not include easements, restrictions, notices or other documents not listed above.

This Report does not insure or guarantee the validity or sufficiency of any document attached nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title or as any other form of guarantee or warranty of title. This Report shall not be used for the issuance of any title insurance policy or form.

Use of the term "Report" herein refers to this Ownership Report and the documents attached hereto.

The land referred to herein is described as follows:

See Exhibit "A" attached hereto & made a part hereof.

PRESTIGE TITLE AGENCY, INC.
736 Colorado Ave. Ste. A
Stuart FL 34994

By: Karen Rae Hyche
Karen Rae Hyche

Martin County, Florida - Laurel Kelly, C.F.A*generated on 12/2/2020 11:23:08 AM EST***Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
51-38-41-001-063-00211-0	1120383	UNASSIGNED, STUART	\$332,980	11/28/2020

Owner Information

Owner(Current)	GENIE INVESTMENT COMPANY
Owner/Mail Address	7335 E CHOLLA LN SCOTTSDALE AZ 85250
Sale Date	10/31/2018
Document Book/Page	<u>3024 2076</u>
Document No.	2723491
Sale Price	400000

Location/Description

Account #	1120383	Map Page No.	HG-52
Tax District	9009	Legal Description	A PARCEL OF LAND LYING IN THE HANSON GRANT BEING MORE PARTICULARLY DESCRIBED IN OR 3024/2076 PUBLIC RECORDS MARTIN COUNTY FLORIDA
Parcel Address	UNASSIGNED, STUART		
Acres	.9100		

NOTE: Legal description as shown is not to be used on legal documents. The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the legal description.

Parcel Type

Use Code	1000 Vacant Commercial
Neighborhood	50800 Manatee Pocket

Assessment Information

Market Land Value	\$332,980
Market Improvement Value	
Market Total Value	\$332,980

Exhibit "B"



Recorded in Martin County, FL 10/31/2018 3:50 PM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: \$35.50 Deed Tax: \$2,800.00
CFN#2723491 BK 3024 PG 2076 PAGE 1 of 4

Prepared by and return to:
Joseph D. Grosso, Jr.

Joseph D. Grosso, Jr., P.A.
850 NW Federal Highway Suite 236
Stuart, FL 34994
772-261-8557
File Number: 18-089
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 31st day of October, 2018 between **Port Salerno Trust LLC** a Florida limited liability company whose post office address is **4290 SE Salerno Road , Stuart, FL 34997**, grantor, and **Genie Investment Company, an Arizona corporation** whose post office address is **7335 East Cholla Lane, Scottsdale, AZ 85250**, grantee:

(Whenever 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, trusts and trustees)

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 County, Florida** to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Parcel Identification Number: 51-38-41-001-063-00210.00000

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 the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2018**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

FOV ref.

Signed, sealed and delivered in our presence:

Port Salerno Trust LLC, a Florida limited liability company

By: PORT SALERNO MGMT INC, a Florida corporation,
Its Manager

Witness Name: STACEY KROLL

By: KD Gibbs
Kenneth D. Gibbs, III, President

Witness Name: Joseph D. Grosso, Jr.

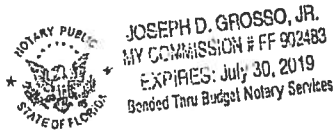
(Corporate Seal)

State of Florida
County of Martin

The foregoing instrument was acknowledged before me this 27 day of October, 2018 by Kenneth D. Gibbs, III, President of PORT SALERNO MGMT INC, a Florida corporation, on behalf of the limited liability company for Port Salerno Trust LLC, a Florida limited liability company. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]

Joseph D. Grosso, Jr.
Notary Public



Printed Name: _____

My Commission Expires: _____

STEPHEN J. BROWN, INC.

LICENSED BUSINESS NUMBER: 6484

SURVEYORS • DESIGNERS • LANDPLANNERS • CONSULTANTS

619 EAST 5TH STREET, STUART, FLORIDA 34994 EMAIL: SJBINC@BELLSOUTH.NET (772) 288-7176

A PORTION OF THE NORTH 100 FEET OF THAT 200 FOOT TRACT LYING NORTH OF BLOCK 68, PLAT OF PORT SALERNO, AS RECORDED IN PLAT BOOK 5, PAGE 16, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA AND ALSO SHOWN ON THE PLAT OF THE TOWN OF SALERNO, AS RECORDED IN PLAT BOOK 1, PAGE 75, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

ALSO DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE HANSON GRANT, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF S.E. DIXIE HIGHWAY AND THE SOUTHERLY RIGHT-OF-WAY OF S.E. SEAWARD STREET; THENCE NORTH 69°24'17" EAST, A DISTANCE OF 427.40 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF S.E. SEAWARD STREET; THENCE SOUTH 20°35'43" EAST, A DISTANCE OF 100.00 FEET TO A POINT; THENCE SOUTH 69°24'17" WEST, A DISTANCE OF 368.81 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF S.E. DIXIE HIGHWAY; THENCE NORTH 50°57'41" WEST, A DISTANCE OF 115.90 FEET, ALONG THE EASTERLY RIGHT-OF-WAY OF S.E. DIXIE HIGHWAY TO THE POINT AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 39,810 SQUARE FEET.

NOTE: THIS LAND DESCRIPTION SHALL NOT BE VALID UNLESS:

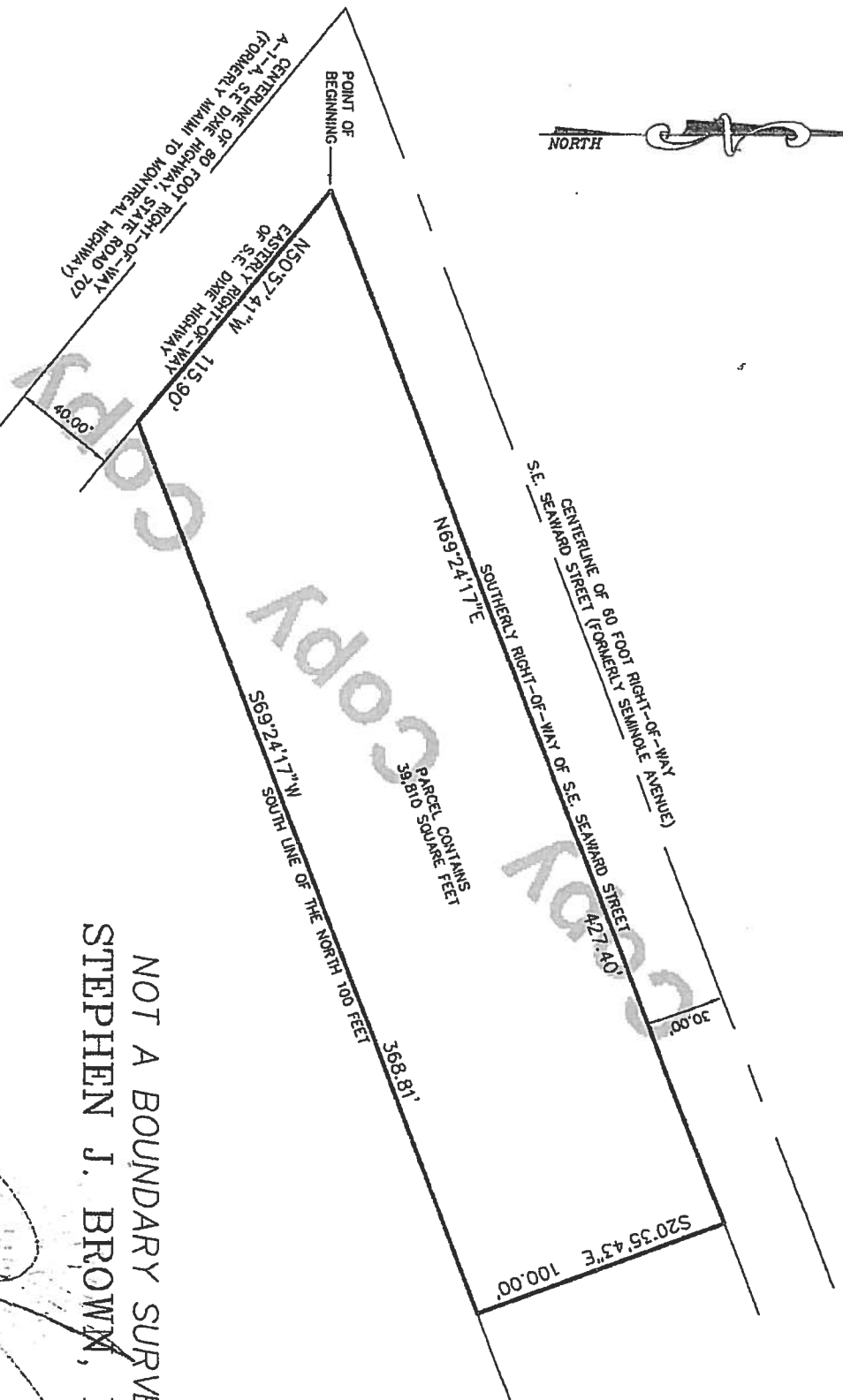
A. PROVIDED IN ITS ENTIRETY CONSISTING OF 2 SHEETS, WITH SHEET 2 BEING THE SKETCH OF DESCRIPTION.

B. REPRODUCTIONS OF THIS DESCRIPTION AND SKETCH ARE SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.

JOB #:	589-02-01
DRAWN BY:	R.F.C.
CHECKED BY:	S.J.B.
DATE:	05/22/2018
SCALE:	N/A
SHEET:	1 OF 2

STEPHEN J. BROWN, INC. LICENSED BUSINESS NUMBER: 6484
SURVEYORS • DESIGNERS • LANDPLANNERS • CONSULTANTS
619 EAST 5TH STREET, STUART, FLORIDA 34994 EMAIL: SJBINC@BELLSOUTH.NET (772) 288-7176

JOB #:	589-02-01
DRAWN BY:	R.F.C.
CHECKED BY:	S.J.B.
DATE:	05/22/2018
SCALE:	1" = 60'
SHEET:	2 OF 2



NOT A BOUNDARY SURVEY
STEPHEN J. BROWN, INC.

STEPHEN J. BROWN, PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4849, STATE OF FLORIDA