



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

OWNERSHIP REPORT

SEARCH NO. P19-11,506/KRH

THE ATTACHED REPORT IS ISSUED TO GUNSTER. 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



THIS INSTRUMENT PREPARED BY:

Amy Barnard
Unicorp National Developments, Inc.
7940 Via Dellagio Way, Suite 200
Orlando, FL 32819
Telephone: (407) 999-9985

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

CORRECTIVE QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed as of the 11th day of July, 2019, by **PALM PIKE CROSSING, LLC**, a Florida limited liability company, whose address is 7940 Via Dellagio Way, Suite 200, Orlando, Florida 32819 ("**GRANTOR**"), to **PALM CITY WAGAS VII, LLC**, a Florida limited liability company, whose address is 7940 Via Dellagio Way, suite 200, Orlando, Florida 32819 ("**GRANTEE**").

WITNESSETH, that the said **GRANTOR** for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by the said **GRANTEE**, the receipt and sufficiency whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said **GRANTEE** forever, all the right, title, interest, claim and demand that the said **GRANTOR** has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Martin, State of Florida ("**Property**"), to wit:

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

The Property being conveyed herein is given for and in consideration of the sum of Ten Dollars (\$10.00).

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said **GRANTOR**, either in law or equity, to the only proper use, benefit and behoof of the said **GRANTEE** forever.

(Wherever used herein the terms "**GRANTOR**" and "**GRANTEE**" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

THE PURPOSE OF THIS QUIT-CLAIM DEED IS TO CORRECT THE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" TO THE ORIGINAL QUIT-CLAIM DEED RECORDED JULY 11, 2019, BOOK 3070, PAGE 1344 IN THE OFFICAL RECORDS OF MARTIN COUNTY, FLORIDA.

Exhibit "A"

1 of 2

IN WITNESS WHEREOF the said GRANTOR has caused these present to be executed in their name, the day and year first above written.

WITNESSES:

Signature of Witness

Amy Barnard

Print Name of Witness

Signature of Witness

Nelly Soto

Print Name of Witness

PALM PIKE CROSSING, LLC,
a Florida limited liability company

By: CW Family, LLLP, a Florida limited
liability limited partnership,
its Manager

By: CW Family, LLC, a Florida limited
liability company,
its General Partner

By:

Charles Whittall, its Manager

STATE OF FLORIDA)

) ss.

COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 11th day of July, 2019 by Charles Whittall, the Manager of CW Family, LLC, a Florida limited liability company, the General Partner of CW Family, LLLP, a Florida limited liability limited partnership, the Manager of **PALM PIKE CROSSING, LLC**, a Florida limited liability company, on behalf of the respective entities. Such individual is personally known to me (YES) (NO) or produced _____ as identification and took an oath.

Signature of Notary Public

Amy Barnard

(Print Notary Name)

My Commission Expires:

May 1, 2020

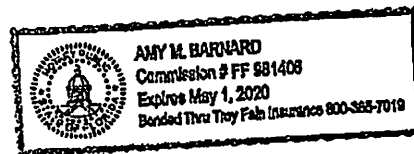


EXHIBIT "A"

A PARCEL OF LAND, BEING A PORTION OF TRACT 7, AS SHOWN ON THE PLAT OF PALM CITY FARMS, RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 7; THENCE ALONG THE WEST LINE OF SAID TRACT 7, SOUTH 00°04'49" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF S.W. MARTIN HIGHWAY (COUNTY ROAD 714), AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 89000-2602 AND AS SHOWN ON SAID PLAT BOOK 6, PAGE 42; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF S.W. MARTIN HIGHWAY, SOUTH 89°41'46" EAST, A DISTANCE OF 223.63 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY, SOUTH 00°18'14" WEST, A DISTANCE OF 7.75 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND;

THENCE SOUTH 89°41'46" EAST, ALONG A LINE PARALLEL WITH AND 7.75 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID SOUTH RIGHT OF WAY LINE OF S.W. MARTIN HIGHWAY, A DISTANCE OF 261.19 FEET; THENCE DEPARTING SAID PARALLEL LINE, SOUTH 43°05'01" EAST, A DISTANCE OF 27.44 FEET; THENCE SOUTH 00°18'14" WEST, A DISTANCE OF 136.32 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 346.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°17'53" A DISTANCE OF 170.89 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING OF SOUTH 58°29'23" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 63°32'05", A DISTANCE OF 27.72 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°44'35" WEST, A DISTANCE OF 299.02 FEET; THENCE NORTH 00°18'08" EAST, A DISTANCE OF 334.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 96116 SQUARE FEET OR 2.207 ACRES, MORE OR LESS.



Recorded in Martin County, FL 4/3/2019 3:46 PM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: \$27.00 Deed Tax: \$32,725.00
CFN#2747204 BK 3050 PG 1483 PAGE 1 of 3

Prepared by and return to:
Larry B. Alexander, Esquire
Jones Foster P.A.
505 S Flagler Drive, #1100
West Palm Beach, FL 33401
561-659-3000
File Number: 22023.15

Parcel Identification No. 24-38-40-000-007-00000.10000
Parcel Identification No. 24-38-40-000-010-00000.50000
Parcel Identification No. 24-38-40-000-011-00000.30000

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 3rd day of April, 2019 between **Nemec Limited Partnership, a Florida limited partnership** whose post office address is 608 Harbour Pointe Way, Greenacres, FL 33413 of the County of Palm Beach, State of Florida, grantor*, and **Palm Pike Crossing, LLC, a Florida limited liability company** whose post office address is 7940 Via Dellagio Way, Suite 200, Orlando, FL 32819 of the County of Orange, State of Florida, 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 County, Florida, to-wit:

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

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.

Exhibit "A"

2 of 2

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:

[Signature]
Witness Name: LAM, B. ALEXANDER

[Signature]
Witness Name: Kelly Bergel

Nemec Limited Partnership,
a Florida limited partnership

By: Nemec Properties, Inc., a
Florida corporation, its
General Partner

By: [Signature]
Deborah Nemec, President
Resident

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 3rd day of April, 2019 by Deborah Nemec, as President of Nemec Properties, Inc., a Florida corporation, General Partner of Nemec Limited Partnership, a Florida limited partnership, on behalf of the corporation and the partnership. She ☒ is personally known to me or ☐ has produced _____ as identification.

(Notary Seal)

[Signature]
Notary Public
My commission expires:



EXHIBIT "A"
LEGAL DESCRIPTION

TRACTS 7, 10 AND 11, IN SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT OF PALM CITY FARMS, AS RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, EXCEPTING THEREFROM THE NORTH 50 FEET OF TRACT 7.

LESS & EXCEPT PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2673, PAGE 2111 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 10 FEET OF THE FOLLOWING PARCEL: TRACT 11, LESS THE WEST 100 FEET OF THE EAST 110 FEET FOR ROAD RIGHT OF WAY, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE(S) 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

ALSO DESCRIBED AS: THE EAST 10 FEET OF TRACT 11, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE(S) 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

Martin County, Florida - Laurel Kelly, C.F.A*generated on 10/24/2019 11:35:33 AM EDT***Summary**

| Parcel ID | Account # | Unit Address | Market Total Value | Website Updated |
|--------------------------|-----------|-----------------------|--------------------|-----------------|
| 24-38-40-000-007-00001-0 | 1121550 | UNASSIGNED, PALM CITY | \$145,170 | 10/19/2019 |

Owner Information

| | |
|--------------------|--|
| Owner(Current) | PALM CITY WAGAS VII LLC |
| Owner/Mail Address | 7940 VIA DELLAGIO WAY #200 ORLANDO FL 32819 |
| Sale Date | 7/11/2019 |
| Document Book/Page | <u>3070 1543</u> |
| Document No. | 2764543 |
| Sale Price | 100 |

Location/Description

| | | | |
|----------------|-----------------------|-------------------|---|
| Account # | 1121550 | Map Page No. | K-24A |
| Tax District | 5005 | Legal Description | A PARCEL OF LAND BEING A PORTION OF TRACT 7 PALM CITY FARMS SEC 24-38-40 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6 PAGE 42 PUBLIC RECORDS PALM BEACH NOW MARTIN COUNTY FLORIDA BEING MORE PARTICULARLY DESCRBED IN OR 3070/1543 |
| Parcel Address | UNASSIGNED, PALM CITY | | |
| Acres | 2.2100 | | |

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 | 4000 Vacant Industrial |
| Neighborhood | 40100 Palm City |

*Exhibit "B"***Assessment Information**

| | |
|--------------------------|-----------|
| Market Land Value | \$145,170 |
| Market Improvement Value | |
| Market Total Value | \$145,170 |

1 of 4

Martin County, Florida - Laurel Kelly, C.F.A

generated on 10/24/2019 11:40:37 AM EDT

Summary

| Parcel ID | Account # | Unit Address | Market Total Value | Website Updated |
|--------------------------|-----------|-------------------------------|--------------------|-----------------|
| 24-38-40-000-007-00000-1 | 17169 | 3420 SW MARTIN HWY, PALM CITY | \$470,330 | 10/19/2019 |

| | |
|---------------------------|---|
| Owner Information | |
| Owner(Current) | PALM PIKE CROSSING LLC |
| Owner/Mail Address | 7940 VIA DELLAGIO WAY STE 200 ORLANDO FL 32819 |
| Sale Date | 4/3/2019 |
| Document Book/Page | <u>3050 1483</u> |
| Document No. | 2747204 |
| Sale Price | 4675000 |

| Location/Description | | | |
|-----------------------|-------------------------------|--------------------------|--|
| Account # | 17169 | Map Page No. | K-24A |
| Tax District | 5005 | Legal Description | TRACT 7 PALM CITY FARMS SEC 24-38-40 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6 PAGE 42 PUBLIC RECORDS PALM BEACH NOW MARTIN COUNTY FLORIDA LESS AND EXCEPT THOSE LANDS MORE PARTICULARLY DESCRIBED IN DEEB BOOK 45/84 & OR 3070/1543 |
| Parcel Address | 3420 SW MARTIN HWY, PALM CITY | | |
| Acres | 7.1600 | | |

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 | 4000 Vacant Industrial |
| Neighborhood | 40100 Palm City |

Exhibit "B"

2 of 4

Assessment Information

Martin County, Florida - Laurel Kelly, C.F.A*generated on 10/24/2019 11:42:03 AM EDT***Summary**

| Parcel ID | Account # | Unit Address | Market Total Value | Website Updated |
|--------------------------|-----------|----------------------------|--------------------|-----------------|
| 24-38-40-000-010-00000-5 | 17171 | SW HORSESHOE TR, PALM CITY | \$285,970 | 10/19/2019 |

| Owner Information | |
|--------------------|---|
| Owner(Current) | PALM PIKE CROSSING LLC |
| Owner/Mail Address | 7940 VIA DELLAGIO WAY STE 200 ORLANDO FL 32819 |
| Sale Date | 4/3/2019 |
| Document Book/Page | <u>3050 1483</u> |
| Document No. | 2747204 |
| Sale Price | 4675000 |

| Location/Description | | | |
|----------------------|----------------------------|-------------------|--------------------------------|
| Account # | 17171 | Map Page No. | K-24A |
| Tax District | 5005 | Legal Description | 24 38 40 PALM CITY FARMS TR 10 |
| Parcel Address | SW HORSESHOE TR, PALM CITY | | |
| Acres | 10.1000 | | |

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 | 4000 Vacant Industrial |
| Neighborhood | 40100 Palm City |

| Assessment Information | |
|--------------------------|-----------|
| Market Land Value | \$285,970 |
| Market Improvement Value | |
| Market Total Value | \$285,970 |

Exhibit "B"

3 of 4

Martin County, Florida - Laurel Kelly, C.F.A*generated on 10/24/2019 11:43:13 AM EDT***Summary**

| Parcel ID | Account # | Unit Address | Market Total Value | Website Updated |
|--------------------------|-----------|-----------------------|--------------------|-----------------|
| 24-38-40-000-011-00000-3 | 17172 | UNASSIGNED, PALM CITY | \$354,200 | 10/19/2019 |

| Owner Information | |
|--------------------|---|
| Owner(Current) | PALM PIKE CROSSING LLC |
| Owner/Mail Address | 7940 VIA DELLAGIO WAY STE 200 ORLANDO FL 32819 |
| Sale Date | 4/3/2019 |
| Document Book/Page | <u>3050 1483</u> |
| Document No. | 2747204 |
| Sale Price | 4675000 |

| Location/Description | | | |
|----------------------|-----------------------|-------------------|---|
| Account # | 17172 | Map Page No. | K-24A |
| Tax District | 5005 | Legal Description | PALM CITY FARMS, SEC 24-T38S-R40E, TRACT 11 (LESS W 100' OF E 110', BEING M.C.RD.R/W, AS IN OR 665/754 & LESS E 10' PER OR 2673/2111) |
| Parcel Address | UNASSIGNED, PALM CITY | | |
| Acres | 8.2300 | | |

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 | 4000 Vacant Industrial |
| Neighborhood | 40100 Palm City |

| Assessment Information | |
|--------------------------|-----------|
| Market Land Value | \$354,200 |
| Market Improvement Value | |
| Market Total Value | \$354,200 |

Exhibit "b"

4 of 4