

April 1, 2021

Via email at pschilli@martin.fl.us

Paul Schilling

Director, Growth Management Department
Martin County Board of County Commissioners
2401 SE Monterey Rd.
Stuart, FL 34996

Re: Release of Unities of Title

Dear Mr. Schilling:

In August of 2007 several unities of title encumbering property located in the City of Stuart were recorded with Martin County. We represent the potential buyer of the property encumbered by those unities and write to request your assistance in obtaining a release of the unities of title from the Board of County Commissioners.

The owner of the property, Judy Ervin, has agreed to our pursuing release of the unities of title.

The property subject to the erroneous unities of title is identified in the unities as:

Krueger Estates Lot 2, Block 2,

Krueger Estates Lot 8, Block 2, and

Krueger Estates Lot 9, Block 2.

Copies of the three unities, one of which appears to have been recorded twice, are enclosed herewith. The property's address is 420 Krueger Parkway, Stuart FL 34996 according to the Martin County Property Appraiser's website.

Please advise if you need further information to review this request, and thank you in advance for your consideration.

Very truly yours,



Christen Spake, Esq.

cls@mccarthysummers.com

Enclosure

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

David A. Lewis

**Board Certified
Real Estate Lawyer*

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

****Board Certified
Elder Law Lawyer*

Return to: Martin County Growth Management Department

UNITY OF TITLE

In consideration of the issuance of a permit to _____, as "Owner(s)" for the construction of _____ in Martin County, Florida, and for other good and valuable considerations, the undersigned hereby agree to restrict use of lands described in **Exhibit "A"** attached hereto in the following manner:

Read carefully.

- ✓ Check Box 1. - if property is non-platted/non-condominium or
- ✓ Check Box 2. - if property is a platted subdivision or
- ✓ Check Box 3. - if property is a condominium, as applicable.

☐ 1. Non-Platted/Non-Condominium. That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot and parcel of land; with the sole exception being that a portion of said property may be sold, transferred, devised or assigned to Martin County or the State of Florida.

OR

☒ 2. Platted Subdivision (Non-Condominium). That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot and parcel of land; however that individual subdivision lots may be conveyed upon approval and recordation of the Plat of KRUEGER Estates Lot 2, BLK2 with the sole exception being that a portion of said property may be sold, transferred, devised, or assigned to Martin County or the State of Florida.

OR

☐ 3. Condominium. That said property shall be developed as a condominium in which the underlying common elements shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised or assigned separately, except in its entirety as one plot or parcel of land, with the sole exception being that if any of the condominium units are developed as "land units" those parcels may be sold, transferred, devised or assigned subject to being part of the condominium and subject to the declaration of condominium pursuant to which they were established, or a portion of said property sold, transferred, devised, or assigned to Martin County or the State of Florida.

4. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, their/its successors, heirs and assigns until such time as the same may be released in writing by the Martin County Board of County Commissioners.

5. The undersigned further agrees that this instrument shall be recorded in the Public Records of Martin County.

INDIVIDUAL(S)

Signed, acknowledged and notarized on this 22nd day of August, 2007.

WITNESSES:

Sign: Donne Moore
Print: BRUCE E. ERVIN
Sign: Donielle Goodsell
Print: Donielle Goodsell
Sign: Andrea Heitfeld
Print: Andrea Heitfeld
Sign: Andrea Heitfeld
Print: Andrea Heitfeld

OWNER(S):

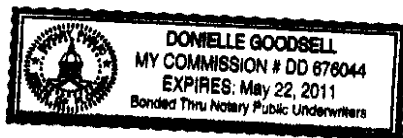
Sign: Bruce E Ervin
Print: BRUCE E ERVIN

Sign: Judy D Ervin
Print: Judy D. ERVIN
Owner(s) Address:
420 Krueger Pkwy
Stuart, FL. 34996

Note: If two owners are involved, two witnesses are required for each signature; the same 2 witnesses can be used for both signature and both signatures need to be notarized.

STATE OF Florida
COUNTY OF Martin

I HEREBY CERTIFY that the foregoing Unity of Title was acknowledged before me this 22nd day of August, 2007, by Bruce E. Ervin. He or she ☒ is personally known to me or () has produced _____ as identification.



NOTARY PUBLIC
Donne Moore
Name: _____
State of Florida at large
My commission expires: _____

STATE OF Florida
COUNTY OF Martin

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 22nd day of August, 2007, by Judy B. Ervin. He or she ☒ is personally known to me or () has produced _____ as identification.



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Donne Moore
Name: _____
State of Florida at large
My commission expires: _____

EXHIBIT "A"

LOT 2, BLOCK 2, KRUEGER ESTATES SUBDIVISION, ACCORDING TO THE
PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 85, OF THE PUBLIC
RECORDS OF MARTIN COUNTY, FLORIDA.

Copy Copy Copy

Return to: Martin County Growth Management Department

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OR

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INSTR # 2034320 DR BK 02273 PG 1485 RECD 08/22/2007 03:12:15 PM
Pgs 1485 - 1487 (3pgs)
MARSHA EWING MARTIN COUNTY DEPUTY CLERK S Phoenix

INDIVIDUAL(S)

Signed, acknowledged and notarized on this 22nd day of August, 2007.

WITNESSES:

Sign: Donelle Goodsell
Print: Donelle Goodsell
Sign: Andrea Heitfeld
Print: Andrea Heitfeld
Sign: Andrea Heitfeld
Print:

OWNER(S):

Sign: Bruce E. Ervin
Print: Bruce E. ERVIN

Sign: Judy D. Ervin
Print: Judy D. ERVIN
Owner(s) Address:
420 KRUEGER PKWY
Stuart, FL 34996

Note: If two owners are involved, two witnesses are required for each signature; the same 2 witnesses can be used for both signature and both signatures need to be notarized.

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Name:
State of Florida at large
My commission expires:

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OWNER(S):

Sign: Bruce E Ervin
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Owner(s) Address:
420 Krueger Pkwy
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STATE OF Florida
COUNTY OF MARTIN

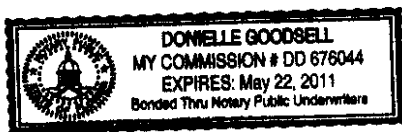
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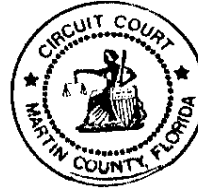


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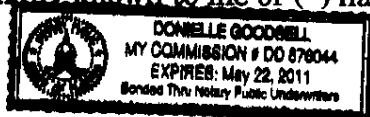
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Donene Goodsell
Name: _____
State of Florida at large
My commission expires: _____

STATE OF FLORIDA, COUNTY OF MARTIN

I hereby certify that the foregoing is a true and correct copy of pages 1 through 2 of the instrument filed in this office. The original instrument filed contains 3 pages.

☐ This copy has no redactions. ☐ This copy has been redacted pursuant to law.

22 August 2007 Witness my hand and official seal this 23 day of Aug, 2007, page 2 of 3

MARSHA EWING, CLERK OF THE CIRCUIT COURT

By: Sammy D. Epps Deputy Clerk.



DR-Form-001

EXHIBIT "A"

LOT 2, BLOCK 2, KRUEGER ESTATES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 85, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

LOT 9, BLOCK 2, KRUEGER ESTATES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 85, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

LOT 8, BLOCK 2, KRUEGER ESTATES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 85, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.