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

Form Unity of Title

Return to: Martin County Growth Management Department

## UNITY OF TITLE

In consideration of the issuance of a permit to  "Owner(s)" for the construction of  County, Florida, and for other good and valuable considerations, the undersigned to restrict use of lands described in Florida described in Florida described in Florida.	, as, as in Martir l hereby agree
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.	manner:

□ 1. Non-Plattedl/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. <u>Platted Subdivision (Non-Condominium)</u>. 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 <u>Krueger</u> <u>Fixers</u> <u>Lot 2</u>, <u>Blk2</u> 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.

DR-Form-001

22 August 2007

page 1 of 3

Signed, acknowledged and notarized on this 3th day of august, 2007.

WITNESSES:	OWNER(S):
Sign: DNINE FRUM Sign: DNICHE Gouden	Sign: Bruce E ERVIN
Print: Sign: Lidle Heitfeld  Print: Sign: Hodge Heitfeld  Print:  Note: If two owners are involved, two witness  2 witnesses can be used for both signature and	Sign: Ludy D. ERVIN  Print: Ludy D. ERVIN  Owner(s) Address:  420 KRUEGER PKWY  Stuart, FL. 34996  Wes are required for each signature; the same and both signatures need to be notarized.
STATE OF FORIDA COUNTY OF MARTIN	
I HEREBY CERTIFY that the foregoing me this Jand day of August, 2007, by Wis personally known to me or () has produced by Commission # DD 676044 EXPIRES: May 22, 2011 Bonded Thru Notary Public Underwriters  STATE OF May Commission Country OF May	Ing Unity of Title was acknowledged before  Bruce E. Ellin . He or she as identification.  NOTARY PUBLIC .  Name: State of Monda at large  My commission expires:
I HEREBY CERTIFY that the foregome this <u>Jarrol</u> day of <u>Fugust, 2007</u> , by _ (X is personally known to me or ( ) has produ	ing instrument was acknowledged before  Judy B. Elvin . He or she liced as identification.  NOTARY PUBLIC
DONIELLE GOODSELL MY COMMISSION # DD 676044 EXPIRES: May 22, 2011 Sonded Thru Notary Public Underwriters	Name: State of Honda at large My commission expires:

DR-Form-001

22 August 2007

page 2 of 3

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.



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 undersign	ned hereby agree
to restrict use of lands described in Exhibit "A" attached hereto in the following	ng manner:

#### Read carefully.

- Check Box 1. if property s 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-Plattedl/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 8, BLK 2, 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

- 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.
- 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.

DR-Form-001

22 August 2007

page 1 of 3

Signed, acknowledged and notarized on this 200 day of August, 2007.

WITNESSES:	OWNER(S):
Sign: Loniere Govaser	Sign: Bruce E. ERVIN
Print: Indrea Heitfeld  Print: Andrea Heitfeld  Print: Andrea Heitfeld	Sign: Jeedy D. Ervin Print: Judy D. ERVIN Owner(s) Address:
Print:	420 KRUEGER PKWY Stuart, FL 34996
Note: If two owners are involved, two witness 2 witnesses can be used for both signature an	es are required for each signature; the same
STATE OF <u>Florida</u> COUNTY OF <u>MARHN</u>	%
I HEREBY CERTIFY that the foregoine this 2) who day of Mygwat, 2007, by is personally known to me or ( ) has produced by the second of the control of the co	as identification.
DOMELLE GOODSELL MY COMMISSION # DD 676044 EXPIRES: May 22, 2011 Bended Thru Notary Public Underwriters	Notary Public Mame:  Name:  State of Monda at large
STATE OF MONDA COUNTY OF HAVEO	My commission expires:
I HEREBY CERTIFY that the foregome this day of august,, by is personally known to me or ( ) has produced	ced as identification
DONIELLE GOODSELL MY COMMISSION III DO 678044 EXPIRIES: May 22, 2011 Sonded Thru Notary Public Underwriters	NOTARY PUBLICATION Name: State of Flunda at large My commission expires:

DR-Form-001

22 August 2007

page 2 of 3

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.



FormUnity of Title

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 to restrict use of lands described in <b>Exhibit "A"</b> attached hereto in the	
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-Plattedl/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 KRueger Estates for 9 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.
- 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.

DR-Form-001

22 August 2007

page 1 of 3

Signed, acknowledged and notarized on this and day of fuctor, 200?

WITNESSES:	OWNER(S):
Sign: Jonielle Goodsers	Sign: Bruce E ERVIN
Print: Andrea Heiffeld Print: Sign: Andrea Heiffeld Print:	Sign: Ludy D. Ervin  Print: Judy D. Ervin  Owner(s) Address:  429 Krueger Pruy  Stuart, FL 34996
Note: If two owners are involved, two witness 2 witnesses can be used for both signature an	es are required for each signature; the same
STATE OF Florida COUNTY OF MARTIN	902
I HEREBY CERTIFY that the foregoing me this 2 me day of www, 200, by is personally known to me or () has produced by COMMISSION # DD 876044  EXPIRES: May 22, 2011	
STATE OF HONDA	Name: State of Fonda at large My commission expires:
I HEREBY CERTIFY that the foregome this 3007, by which is personally known to me or ( ) has produced.	oing instrument was acknowledged before  He or she as identification.
DONIELLE GOODSELL MY COMMISSION # DD 676044 EXPIRES: May 22, 2011 Bonded Thru Notary Public Underwritere	Name: State of Yord M at large My commission expires:

DR-Form-001

22 August 2007

page 2 of 3

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.



Martin County Growth Management Department 2401 S. E. Monterey Road, Stuart, FL 34996 772-288-5501 towio.martin.fl.us

Return to: Martin County Growth Management Department



FormUnity of Title

## UNITY OF TITLE

In consideration of the issuance of a permit to	, a
"Owner(s)" for the construction of	in Marti
County, Florida, and for other good and valuable considerations, the under	rsigned hereby agree
to restrict use of lands described in Exhibit "A" attached hereto in the fol	
	<del></del>
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-Plattedl/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 Kueges Estates lot 9 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.
- 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.
- The undersigned further agrees that this instrument shall be recorded in the Public Records of Martin County.

DR-Form-001

22 August 2007

page 1 of 3

INSTR \$ 2034376 OR B Pgs 1699 - 1701; (3p MARSHA EWING MARTIN

IN COUNTY

DEPUTY CLERK

T Copus (asst mgr)

BK

CFN#2034321

Page 1 of 3

Signed, acknowledged and notarized on this 23rd day of Aucht, 200?

		•
WITNESSES:	1.0	OWNER(S):
a: Lonehe	Meno	a B 885
Sign: Ullune	70000	Sign:
Print: Donielle	Goodce	Print: BRUCE E ERVIN
Print:	1 1	
Sign: Urdren N	latherd -	Sign: Ludy DErurin
Print:		Print Judy D. ERVIN
sign: Andrea	Helfeld	Owner(s) Address:
Print:		
		Stuart, FL 34996
Note: If two owners o	re involved, two wit	nesses are required for each signature; the same
2 witnesses can be us	sed for both signatur	e and both signatures need to be notarized.
	•	
STATE OF <u>+ / o /</u>	e de	O <sub>A</sub>
COUNTY OF	PARTIN	<b>10</b> .
I HEREBY CI	ERTIFY that the for	egoing Unity of Title was acknowledged before
me this <u>Jarry</u> day o	of <u>august</u> , <u>368</u> 1,	by Bruce E. ERVIO . He or she
(Vis personally know		
	DONNELLE GOODBELL MY COMMISSION # DO 878044	NOTARY PUBLIC
	EXPINES: May 22, 2011 proded Thru holdery Public Underwriters	morrise 160000
7774	A THE PARTY PURIC UNDERWINE	Name:
		State of <u>Florida</u> at large
STATE OF HON	da	My commission expires:
COUNTY OF MO	LATO	
I HEREBY C	ERTIFY that the fo	oregoing instrument was acknowledged before
me this 370 day o	faurust 2007	by Judy D. ERVIO. He or she
is personally know	vn to me or ( ) has p	roduced as identification.
•	, , , , , , , , , , , , , , , , , , ,	MOTARY PUBLIC / A
		a Drihi Lexer
	GOODSELL ION # DD 676044	Name:
EXPIRES: I	Mary 22, 2011 by Public Underwellers	State of Mondo at large
78.4		My commission expires:
		STATE OF FLORIDA, COUNTY OF MARTIN
	CUIT COUP	I hereby certify that the foregoing is a true and correct copy of pages through _2 of the instrument filed in this
<b>1</b> 3	\$ \*\	office. The original instrument filed contains 3 pages.
<b>(</b> ★[	Sall [8]	☐ This copy has ☐ This copy has been
OR-Form-001	(S)	no reductions. reducted pursuant to law.  Althouse my hand and official seal this 23 day of 645, 200 ge 2 of 3
, , , , , , , , , , , , , , , , , , ,	COUNTY	MARSHA EWING, CLERK OF THE CIRCUIT COURT
		By: Canan & Colo Deputy Clerk.

Book2273/Page1489

CFN#2034321

Page 2 of 3

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.