

This instrument prepared by:

Carla Segura Real Property Management  
Martin County  
2401 SE Monterey Rd.  
Stuart, Florida 34996

Parcel Name: Southern Land Group (Parcel Two)  
Parcel Address: Unassigned, Palm City  
PCN: 17-38-41-011-007-00110-7

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### QUIT-CLAIM DEED

THIS INDENTURE, made this 20 day of April, 2021, by and between **SOUTHERN LAND GROUP INC.**, a dissolved Florida corporation, whose address is 4801 PGA Blvd., Palm Beach Gardens, Florida 33416, hereinafter referred to as the party of the first part and **MARTIN COUNTY**, a political subdivision of the State of Florida, whose address is 2401 S.E. Monterey Road, Stuart, Florida 34996, hereinafter referred to as the party of the second part,

WITNESSETH, that the said party of the first part, for and in consideration of One Dollar (\$1.00) in hand paid by the said party of the second part, and for other good and valuable consideration, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed and by these presents does remise, release and quit-claim unto the said party of the second part, and its heirs and assigns, forever, all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land to wit:

### EXHIBIT "A" (attached hereto and made a part hereof)

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 and claim whatsoever of the said party of the first part, either in law or equity, to the only property use, benefit and belief of the said party of the second part its heirs and assigns, forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered  
in the presence of:

**SOUTHERN LAND GROUP INC.**

*Julie F. Cummings*  
WITNESS  
Julie F. Cummings  
PRINT NAME

*[Signature]*  
Print Name and Title: President

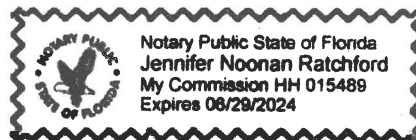
*Betty M. English*  
WITNESS  
BETTY M. ENGLISH  
PRINT NAME

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PAIM BEACH

The foregoing instrument was acknowledged before me this 20 day of April, 2021,  
by PETER J. Cummings the President of Southern Land Group, Inc., a  
dissolved Florida corporation, on behalf of the corporation (☒ by means of physical presence or  
( ) online notarization. He/she is (☒ personally known to me or has produced  
\_\_\_\_\_ as identification.

*Jennifer Noonan Ratchford*  
Notary Public



# MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 20-013.DWG

M.C. PROJ. NO. 21-013

SHEET NO. 2 OF 3

## EXHIBIT A

### DESCRIPTION

A PARCEL OF LAND LYING WITHIN CLEVELAND 2ND ADDITION TO THE TOWN OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 63, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF LOTS 11, 13, 14, 15, 16, 17, 18, 19 AND 20, BLOCK 7, CLEVELAND 2ND ADDITION TO THE TOWN OF PALM CITY, LYING SOUTHERLY OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SW MARTIN DOWNS BOULEVARD, ALSO KNOWN AS STATE ROAD 714, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR SW MARTIN DOWNS BOULEVARD PALM CITY, FLORIDA, ACCORDING TO THE MAP THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 42, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND EASTERLY OF THE EASTERLY BOUNDARY LINE OF PINE RIDGE AT MARTIN DOWNS-VILLAGE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 98, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

**NOTE: THIS IS NOT A SURVEY. THIS SHEET IS  
NOT VALID WITHOUT SHEETS 1 AND 3.**

A PARCEL OF LAND LYING WITHIN  
THE CLEVELAND 2ND ADDITION PB 11, PG 63  
PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

SUPERVISED BY : TMW

DRAWN BY : JMM SCALE : N/A

DATE : 4/16/2021

DRAWING # 21-013

# MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 20-013.DWG

M.C. PROJ. NO. 21-013

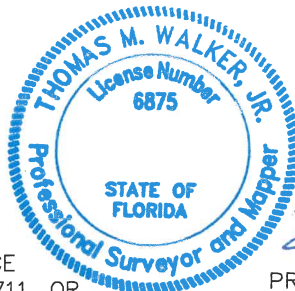
SHEET NO. 1 OF 3

## EXHIBIT A

### SURVEYOR'S NOTES

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON CLEVELAND 2ND ADDITION TO THE TOWN OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 63, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA AND PINE RIDGE AT MARTIN DOWNS-VILLAGE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 98, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND RIGHT-OF-WAY MAP FOR SW MARTIN DOWNS BOULEVARD PALM CITY, FLORIDA, ACCORDING TO THE MAP THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 42, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
  - A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1, 2, AND 3, SHEET 3 BEING A SKETCH.
  - B. WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.
3. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE A PARCEL OF LAND FOR A QUIT CLAIM DEED.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
5. THIS IS NOT A SURVEY AND DOES NOT DEFINE OWNERSHIP OR ENCROACHMENTS.
6. PROPERTY, TRACT, AND PARCEL LINES SHOWN ARE APPROXIMATE IN NATURE AND NOT TO BE RELIED UPON FOR LAND POSITIONING OR DETERMINATIONS.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. LEGEND: AKA=ALSO KNOWN AS, (C)=CALCULATED DISTANCE, (M)=MAPPED DISTANCE, ORB=OFFICIAL RECORDS BOOK, (P)=PLATTED DISTANCE, PB=PLAT BOOK, PG=PAGE.

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](http://WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK).



**SURVEYOR AND MAPPER  
IN RESPONSIBLE CHARGE**

THOMAS M. WALKER, JR., PSM  
MARTIN COUNTY SURVEYOR  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. PSM 6875

DATE: APR 16 2021

A PARCEL OF LAND LYING WITHIN  
THE CLEVELAND 2ND ADDITION PB 11, PG 63  
PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

SUPERVISED BY : TMW

DRAWN BY : JMM SCALE : N/A

DATE : 4/16/2021

DRAWING # 21-013

# MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME :20-013.DWG

M.C. PROJ. NO. 21-013

SHEET NO. 3 OF 3

## EXHIBIT A

### SW MARTIN DOWNS BOULEVARD

(AKA S.R. 714)

RIGHT-OF-WAY MAP

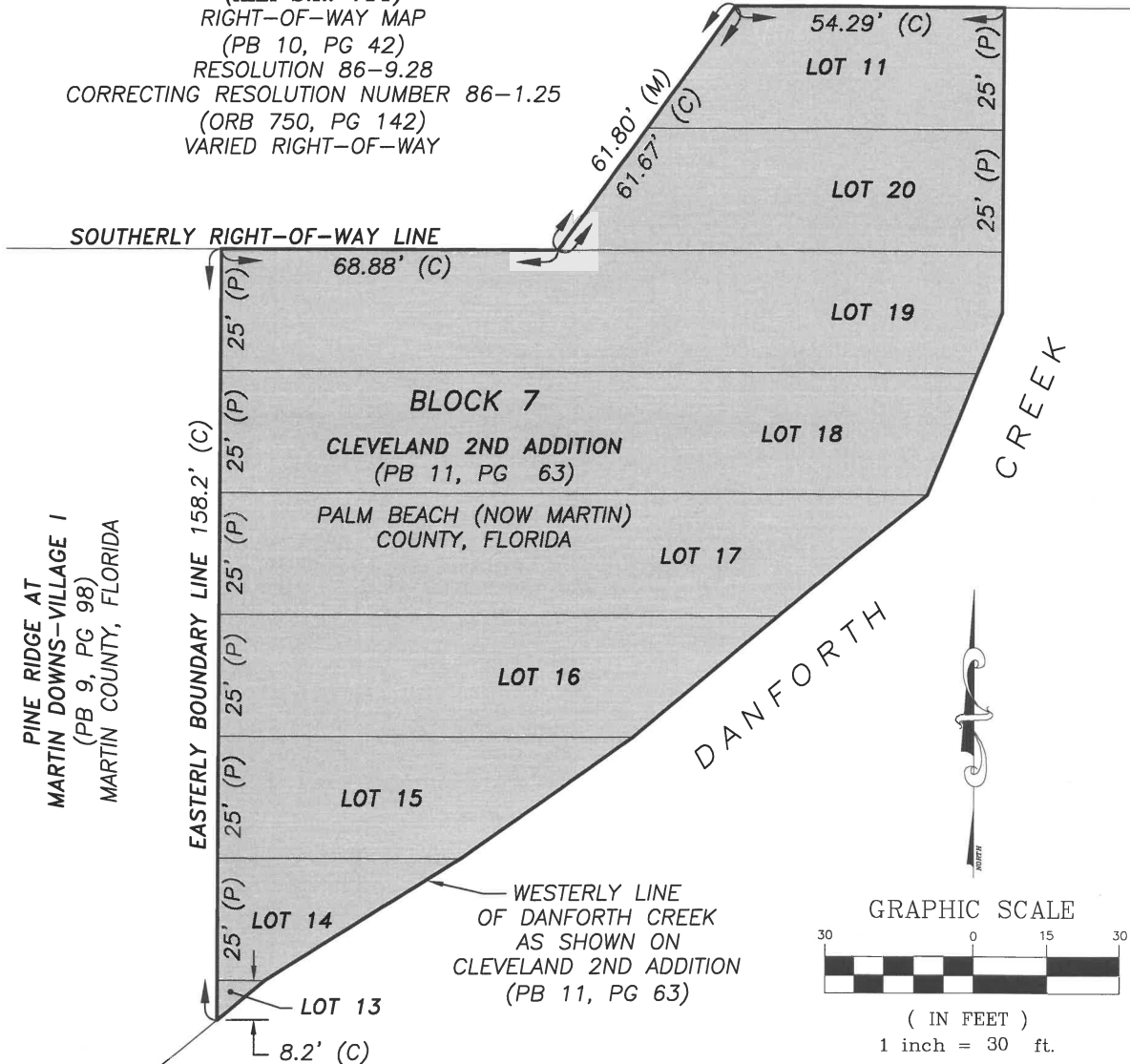
(PB 10, PG 42)

RESOLUTION 86-9.28

CORRECTING RESOLUTION NUMBER 86-1.25

(ORB 750, PG 142)

VARIED RIGHT-OF-WAY



NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1 AND 2.

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=30' OR SMALLER.

A PARCEL OF LAND LYING WITHIN  
THE CLEVELAND 2ND ADDITION PB 11, PG 63  
PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

SUPERVISED BY : TMW

DRAWN BY : JMM SCALE : 1"=30'

DATE : 4/16/2021

DRAWING # 21-013