



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

## OWNERSHIP REPORT

SEARCH NO. P21-11655/IC

THE ATTACHED REPORT IS ISSUED TO GETSET & LLC. 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: \_\_\_\_\_

Iris M. Crews

A handwritten signature in blue ink, appearing to read 'Iris M. Crews', is written over a horizontal line.



Recorded in Martin County, FL 3/30/2021 10:03 AM  
Carolyn Timmann, Clerk of the Circuit Court & Comptroller  
Rec Fees: \$18.50 Deed Tax: \$19,250.00  
CFN#2877791 BK 3210 PG 1455 PAGE 1 of 2

Prepared by and return to:

Kyle S. Felty, Esq.  
Law Office of Kyle Felty, P.A.  
1983 PGA Blvd., Ste 103  
Palm Beach Gardens, FL 33408  
561-507-0352

File Number: 21-143

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 25th day of March, 2021 between **Jade Holdings LLC, a Delaware Limited Liability Company** whose post office address is 1124 Kane Concourse Bay Harbor Islands, FL 33154, grantor, and **GETSET & LLC, a Florida Limited Liability Company** whose post office address is 29 North Beach Road Hobe Sound, FL 33455, 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:

**START AT THE NORTHWEST CORNER OF RIDGEWAY MOBILE HOME SUBDIVISION, PLAT BOOK 4, PAGE 41, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE RUN NORTH 42°13' 52" WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 A DISTANCE OF 1385.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE TO RUN NORTH 42°13' 52" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 516.42 FEET; THENCE RUN NORTH 68°52' 38" EAST A DISTANCE OF 901.13 FEET TO THE WESTERLY RIGHT OF WAY LINE OF DRAINAGE EASEMENT; THENCE RUN SOUTH 22°27' 27" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 481.94 FEET; THENCE RUN SOUTH 68°52' 38" WEST A DISTANCE OF 726.37 FEET TO THE POINT OF BEGINNING.**

**Parcel ID #: 343842000140000906**

**Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

**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, 2020**.

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

WARRANTY DEED

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Exhibit A

Jade Holdings LLC, a Delaware Limited Liability Company

By: Justin Angel  
Justin Angel, Authorized Signor

Charles Morgan  
WITNESS  
Charles Morgan  
Witness #1 Print Name

Dillon Julien  
WITNESS  
Dillon Julien  
Witness#2 Print Name

STATE OF FLORIDA

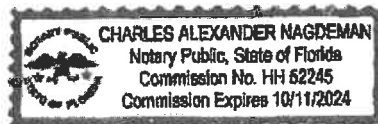
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 25th day of March, 2021 by Justin Angel Authorized Signor of Jade Holdings LLC, a DE Limited Liability Company, on behalf of the Limited Liability Company.

Charles  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

Personally known: ✓  
OR Produced Identification: \_\_\_\_\_

Type of Identification Produced: \_\_\_\_\_



WARRANTY DEED

## LEGAL DESCRIPTION

START AT THE NORTHWEST CORNER OF RIDGEWAY MOBILE HOME SUBDIVISION, PLAT BOOK 4, PAGE 41, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE RUN NORTH 42 DEGREES 13 MINUTES 52 SECONDS WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 1385.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE TO RUN NORTH 42 DEGREES 13 MINUTES 52 SECONDS WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 516.42 FEET; THENCE RUN NORTH 68 DEGREES 52 MINUTES 38 SECONDS EAST A DISTANCE OF 901.13 FEET TO THE WESTERLY RIGHT OF WAY LINE OF A DRAINAGE EASEMENT; THENCE RUN SOUTH 22 DEGREES 27 MINUTES 27 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTAANCE OF 481.94 FEET; THENCE RUN SOUTH 68 DEGREES 52 MINUTES 38 SECONDS WEST A DISTANCE OF 726.37 FEET TO THE POIT OF BEGINNING.

CONTAINING 9.00 ACRES MORE OR LESS.