

This instrument prepared by:
Ellen MacArthur for
Martin County Real Property
2401 SE Monterey Road
Stuart, FL 34996

Project Name: Loblolly ROW Dedication
RPM #3514
PCN: 34-38-42-000-040-00010-5

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED made this 23 day of April, 2021, between LOBLOLLY COMMUNITY SERVICE CORPORATION, a Florida not-for-profit corporation, whose address is 2407 SE Hill Terrace, Hobe Sound, FL, 33455 ("Grantor"), to and in favor of MARTIN COUNTY, a political subdivision of the State of Florida, whose address is 2401 S.E. Monterey Road, Stuart, Florida 34996, ("Grantee").

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, conveys, and confirms unto Grantee all that certain land situate in Martin County, Florida, more particularly described on Exhibit "C" attached hereto (the "Land") for road right-of-way purposes.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD, the same unto Grantee in fee simple forever.

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; will defend the same against the lawful claims of all persons whomsoever through or under Grantors, and that the land is free of all encumbrances except taxes accruing subsequent to December 31, 2020, and covenants, restrictions, agreements, limitations, reservations, and easements of record, if any reference thereto, shall not serve to impose same.

Accepted pursuant to
Resolution No. _____

IN WITNESS WHEREOF, the Grantor has executed these presents the day and year first above written.

LOBLOLLY COMMUNITY SERVICE
CORPORATION, a Florida not-for profit
corporation:

Witnesses:

[Signature]
Witness #1 Signature
Printed Name: Brent P. Hanlon

By: [Signature]
Printed Name Wayne D. Bobers
Title President

[Signature]
Witness #2 Signature
Printed Name: Brooke L Radcliffe

STATE OF Florida }
COUNTY OF Martin }

The foregoing instrument was signed, delivered, and acknowledged before me by means of ☒ physical presence or ☐ online notarization this 23 day of April, 2021, by Brent Hanlon of Loblolly Community Service Corporation, a Florida not-for-profit corporation, on behalf of the corporation. He/she ☒ is personally known to me or ☐ has produced a _____ as identification.

(NOTARY PUBLIC)



Shelley A. Snell
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG346698
Expires 6/19/2023

[Signature]
Name: Shelley A. Snell
Typed, printed or stamped
Notary Public of the State of Florida
having a commission number of GG346698
and my commission expires: 6/19/2023

EXHIBIT C

LEGAL DESCRIPTION

THE SOUTH 132.20 FEET OF LOT 40, GOMEZ GRANT AND JUPITER ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 80, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID LOT 40.

CONTAINING 164,887.94 SQUARE FEET OR 3.79 ACRES MORE OR LESS.

SURVEYOR'S NOTES

1. BEARING BASIS IS THE SOUTHERLY RIGHT-OF-WAY LINE OF LOT 40 HAVING A BEARING OF SOUTH 68°23'36" WEST.
2. THIS IS NOT A SURVEY.
3. THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF 2 SHEETS, WITH SHEET 2 BEING THE SKETCH OF DESCRIPTION.
4. 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.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 5J-17.050 - 17.052.


GREGORY S FLEMING, P.S.M.
FLORIDA REGISTRATION NO. 4350

4/30/21
DATE

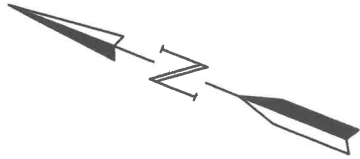


**NORTHSTAR
GEOMATICS**

617 NW BAKER ROAD
PO BOX 2371, STUART, FLORIDA 34995
(772)781-6400 (772)781-6462 FAX
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF
3.79 ACRE DONATION PARCEL
FOR
LOBLOLLY COMMUNITY SERVICE CORP.
MARTIN COUNTY, FLORIDA

SHEET NO.
1
OF 2
PROJECT NO.
19-022



SE GOMEZ AVENUE
PLATTED AS FIRST AVENUE
(GOMEZ GRANT AND JUPITER ISLAND, PLAT BOOK 1, PAGE 80)
(60' RIGHT-OF-WAY)

LOT 41
(PLAT OF GOMEZ GRANT AND JUPITER ISLAND, PB 1, PG 80)

LOT 40,
PLAT OF GOMEZ GRANT AND JUPITER ISLAND,
(PLAT BOOK 1, PAGE 80)

LOBLOLLY COMMUNITY SERVICE CORP
PARCEL ID: 34-38-42-000-040-00010-5

N68°23'36"E - 1292.28'

LOBLOLLY COMMUNITY SERVICE CORP
PARCEL ID: 34-38-42-000-040-00010-5
3.79 ACRES ±
(164,887.94 SQ. FT)

N21°36'35"W
132.20'

SOUTH 132.20'
OF LOT 40
NORTHEASTERLY
RIGHT-OF-WAY LINE

N68°23'36"E - 1213.49'
(BEARING BASIS)

MARTIN COUNTY
PARCEL ID: 34-38-42-000-037-00010-1

"GOMEZ PARK"

LOT 39

(PLAT OF GOMEZ GRANT AND JUPITER ISLAND,
PLAT BOOK 1, PAGE 80)

SOUTHERLY LINE
OF LOT 40

WATERS EDGE
INTRACOASTAL
WATERWAY
(INDIAN RIVER)
(PECK'S LAKE)

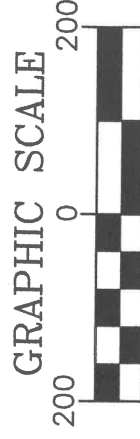
132.20'
165.4'

LEGEND

PB = PLAT BOOK

PG = PAGE

SQ. FT. = SQUARE FEET



(IN FEET)
1 inch = 200 ft.



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SKETCH AND LEGAL DESCRIPTION OF
3.79 ACRE DONATION PARCEL

FOR

LOBLOLLY COMMUNITY SERVICE CORP.
MARTIN COUNTY, FLORIDA

SHEET NO.

2

OF 2

PROJECT NO.

20-046