

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

Project Name: Storage Rentals of America - ROW Dedication
PCN: 34-38-42-045-009-00210-5
RP#: 3897

WARRANTY DEED

THIS WARRANTY DEED is made this 9 day of APRIL, 2026, by **SROA SE SANDY FL, LLC**, a foreign limited liability company, whose mailing address is 2751 S Dixie Highway, Suite 450, West Palm Beach, Florida 33405 ("Grantor"), to **MARTIN COUNTY**, a political subdivision of the State of Florida, whose address is 2401 S.E. Monterey Road, Stuart, Florida 34996 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, 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 and legally described on Exhibit "A" attached hereto (the "Property").

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

SUBJECT TO real estate taxes for 2026, if any, and all subsequent years, applicable zoning and land use laws, ordinances, regulations, restrictions, and other requirements imposed by governmental authorities; all facts that would be shown by an accurate, current survey; and all matters of record, including, but not limited to, all rights of way, restrictions, reservations, covenants, conditions, easements, encumbrances, agreements, and matters appearing on any applicable plat, but nothing herein shall be deemed to reimpose any such matters.

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

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple and that Grantor has good right and lawful authority to sell and convey Grantor's interest in and to the Property; and hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

Grantor further warrants that there are no mortgages encumbering the Property.

Accepted pursuant to
Resolution No. _____


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

WITNESSES:

SROA SE SANDY FL, LLC,
a foreign limited liability company



Witness #1 Signature

By: 

Print Name: Benjamin S. Macfarland, III
Title: Authorized Signatory

Printed Name: Jami Sheldon
Witness Address: 2751 S. Dixie Hwy., Ste. 450
West Palm Beach, FL 33405



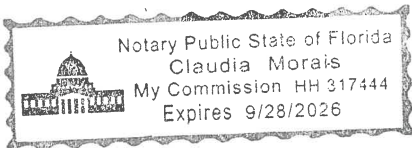
Witness #2 Signature


Printed Name: Kiara Castillo
Witness Address: 2751 S. Dixie Hwy., Ste. 450
West Palm Beach, FL 33405

STATE OF Florida }
COUNTY OF Palm Beach }

The foregoing instrument was signed, delivered, and acknowledged before me by means of physical presence or online notarization this 9 day of April, 2026, by SROA SE SANDY FL, LLC, a foreign limited liability company by Benjamin S. Macfarland, III, its Authorized Signatory, on behalf of the company. He/she is personally known to me or has produced a Drive's License as identification.

(Affix Notary Seal)



Signature: 

Print Name: Claudia Morais
Commission No.: HH 317444
Commission Expires: 09/28/2026



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



EXHIBIT H

LEGAL DESCRIPTION: (5' RIGHT-OF-WAY DEDICATION)

A PORTION OF LOT 21, BLOCK I, "EASTRIDGE ESTATES", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 27, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 21; THENCE SOUTH 68°28'16" WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 21 FOR 5.06 FEET; THENCE NORTH 30°30'29" WEST ALONG A LINE LYING 5.00 FEET SOUTHWESTERLY OF AND PARALLEL TO THE NORTHEASTERLY LINE OF SAID LOT 21 FOR 383.55 FEET; THENCE NORTH 71°01'17" WEST, 25.01 FEET; THENCE SOUTH 68°27'54" WEST ALONG A LINE LYING 5.00 FEET SOUTHEASTERLY OF AND PARALLEL TO THE NORTHWESTERLY LINE OF SAID LOT 21 FOR 207.91 FEET; THENCE SOUTH 23°28'05" WEST, 25.10 FEET; THENCE ALONG A LINE LYING 5.00 FEET NORTHEASTERLY OF AND PARALLEL TO THE SOUTHWESTERLY LINE OF SAID LOT 21 THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) SOUTH 21°31'44" EAST, 203.76 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; 2) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 170.61 FEET, A CENTRAL ANGLE OF 25°38'00", FOR AN ARC DISTANCE OF 76.33 FEET TO A POINT OF REVERSE CURVATURE; 3) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 230.61 FEET, A CENTRAL ANGLE OF 25°38'00", FOR AN ARC DISTANCE OF 103.17 FEET TO A POINT ON SAID SOUTHEASTERLY LINE OF LOT 21; THENCE SOUTH 68°28'16" WEST ALONG SAID SOUTHEASTERLY LINE, 5.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 21, BEING A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 68°28'16" WEST; THENCE ALONG SAID SOUTHWESTERLY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 225.61 FEET, A CENTRAL ANGLE OF 25°38'00", FOR AN ARC DISTANCE OF 100.93 FEET TO A POINT OF REVERSE CURVATURE; 2) NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 175.61 FEET, A CENTRAL ANGLE OF 25°38'00", FOR AN ARC DISTANCE OF 78.57 FEET TO A POINT OF TANGENCY; 3) NORTH 21°31'44" WEST, 201.51 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE NORTHWESTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°59'38", FOR AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 68°27'54" EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 21 FOR 205.02 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 81°01'37", FOR AN ARC DISTANCE OF 35.35 FEET TO A POINT OF TANGENCY; THENCE SOUTH 30°30'29" EAST ALONG THE NORTHEASTERLY LINE OF SAID LOT 21 FOR 383.70 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS LYING AND BEING IN THE CITY OF HOBE SOUND, MARTIN COUNTY, FLORIDA AND CONTAINING 5,329 SQUARE FEET, MORE OR LESS.

CLIENT: STORAGE RENTALS OF AMERICA

SCALE: N/A

DRAWN: L.S.

ORDER NO.: 71450

DATE: 5/23/23; REVISED 1/22/26

5' RIGHT-OF-WAY DEDICATION

HOBE SOUND, MARTIN COUNTY, FLORIDA

FOR: STORAGE RENTALS OF AMERICA

SHEET 1 OF 3

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 3, INCLUSIVE

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 - VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
 - DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290
- STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870



NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE NORTHEASTERLY LINE OF LOT 21 BEING S30°30'29"E.
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER NCS-1255259-CHI2, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JANUARY 7, 2026 AT 7:30 AM. UPDATED AND REVISED 1/20/26. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B, PART II OF SAID COMMITMENT:
 - ITEMS 1, 2, 3, 4, 5, 6, 7, 8 & 9: STANDARD EXCEPTIONS, NOT ADDRESSED.
 - ITEM 10: MATTERS SHOWN IN PLAT BOOK 7, PAGE 27 APPLY TO THIS SITE AS DEPICTED HEREON.
 - ITEM 11: EASEMENTS, COVENANTS AND RESTRICTIONS IN MASTER FORM DEED IN O.R.B. 445, PAGE 2237 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
 - ITEM 12: TERMS, CONDITIONS AND PROVISIONS IN RESOLUTION NO. 78-6.9 IN O.R.B. 452, PAGE 2168 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
 - ITEM 13: TERMS AND CONDITIONS OF THE SECOND AMENDMENT TO THE PLANNED UNIT DEVELOPMENT ZONING AGREEMENT IN O.R.B. 757, PAGE 693 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
 - ITEM 14: TERMS, PROVISIONS, AND CONDITIONS IN NOTICE OF ENVIRONMENTAL RESOURCE PERMIT IN O.R.B. 3392, PAGE 2403 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
 - ITEM 15: TERMS AND CONDITIONS OF THE MODIFICATION UTILITY EASEMENT IN O.R.B. 3518, PAGE 688 APPLY TO THIS SITE AS DEPICTED HEREON.
5. ALL RECORDED DOCUMENTS ARE PER MARTIN COUNTY PUBLIC RECORDS.
6. 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.
9. HORIZONTAL CONTROL POINT S 224; ELEVATION: 16.95 FEET. DESCRIPTION: DESCRIBED BY COAST AND GEODETIC SURVEY 1965 3.2 MI NW FROM HOBE SOUND. ABOUT 3.15 MILES NORTHWEST ALONG THE FLORIDA EAST COAST RAILWAY FROM THE POST OFFICE AT HOBE SOUND, 526 FEET SOUTHEAST OF MILEPOST 271, AT A PRIVATE ROAD CROSSING, 55 FEET NORTH OF THE CENTER OF THE ROAD CROSSING, 35 FEET NORTHEAST OF THE NORTHEAST RAIL, 33 FEET NORTHWEST OF THE CENTER LINE OF PRIVATE ROAD, 1.4 FEET SOUTHEAST OF A METAL WITNESS POST, 2 FEET BELOW THE LEVEL OF THE TRACK AND SET IN THE TOP OF A CONCRETE POST PROJECTING 3 INCHES ABOVE THE LEVEL OF THE GROUND. NOTE-- PRIVATE ROADING NO LONGER EXISTS. COORDINATES: 306,707.848 (NORTHING)/284,399.367 (EASTING).

CLIENT: STORAGE RENTALS OF AMERICA

SCALE: N/A

DRAWN: L.S.

ORDER NO.: 71450

DATE: 5/23/23; REVISED 1/22/26

5' RIGHT-OF-WAY DEDICATION

HOBE SOUND, MARTIN COUNTY, FLORIDA

FOR: STORAGE RENTALS OF AMERICA

SHEET 2 OF 3

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 3, INCLUSIVE



SKETCH AND LEGAL DESCRIPTION

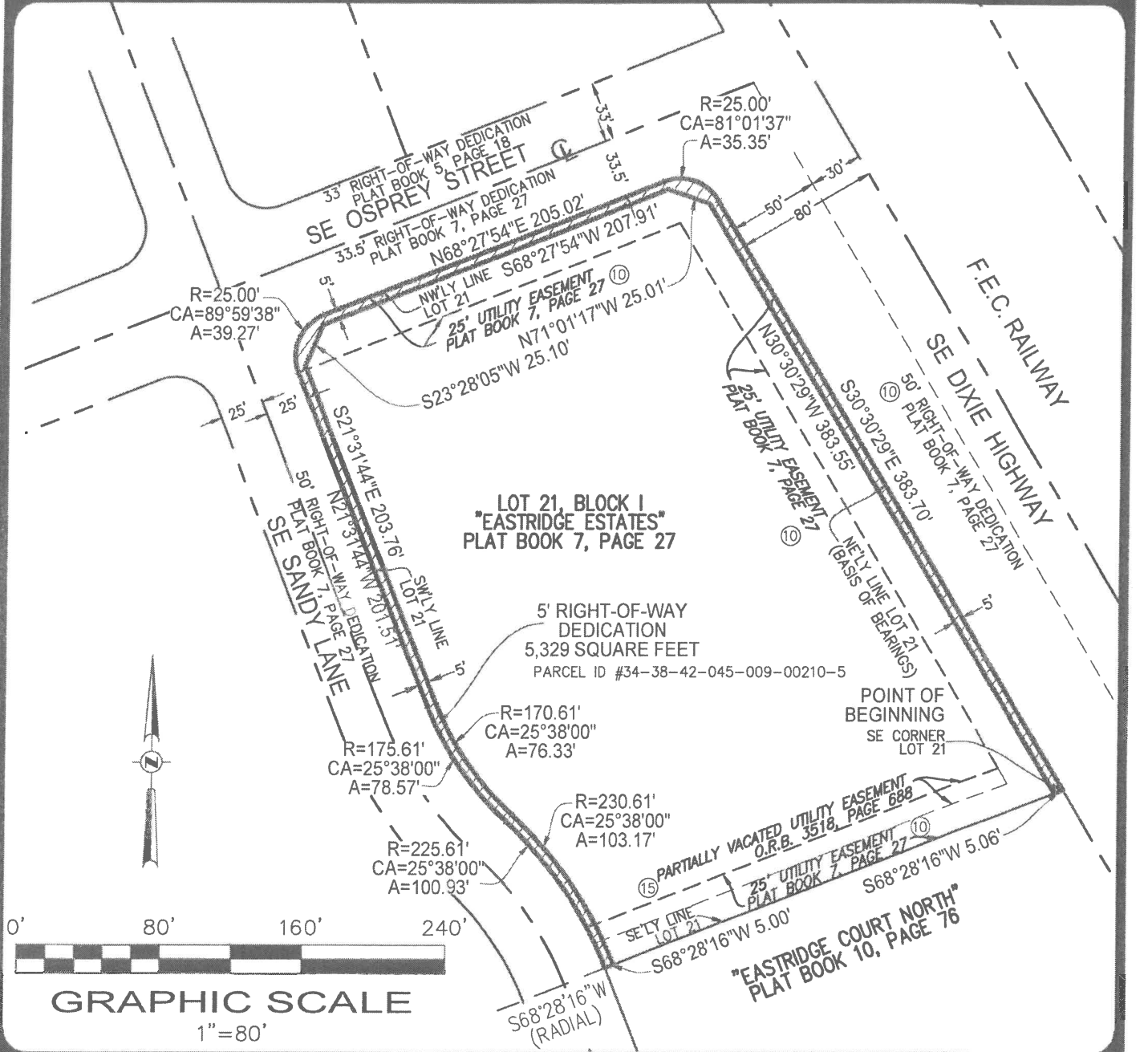
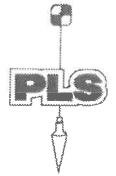
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CERTIFICATE OF AUTHORIZATION LB#3870



CLIENT: STORAGE RENTALS OF AMERICA

SCALE: 1"=80'

DRAWN: L.S.

ORDER NO.: 71450

DATE: 5/23/23; REVISED 1/22/26

5' RIGHT-OF-WAY DEDICATION

HOBE SOUND, MARTIN COUNTY, FLORIDA

FOR: STORAGE RENTALS OF AMERICA

SHEET 3 OF 3

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE
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LEGEND & ABBREVIATIONS:

- Ⓢ CENTERLINE
- O.R.B. OFFICIAL RECORDS BOOK
- ⑩ TITLE COMMITMENT NUMBER
- R RADIUS
- CA CENTRAL ANGLE
- A ARC LENGTH