

Prepared without benefit of
title examination
by and return to:

Robert A. Burson, P.A.
Post Office Box 1620
Stuart, FL 34995
772-286-1616
File Number: 26-008(supplemental)
Minimum consideration
RPM 4240

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Quit Claim Deed

This Quit Claim Deed made this 20th day of May, 2026 between R. Julian Rogers and Estaline A. Rogers, individually, and as Co-Trustees of the Rogers Revocable Trust dated May 26, 2022 whose post office address is 8217 SE Coconut Street, Hobe Sound, FL 33455, grantor, and Martin County, a political subdivision of the State of Florida whose post office address is 2401 SE Monterey Road, Stuart, FL 34996, 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 TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Martin County, Florida** to-wit:

See Exhibit "A" attached hereto and made a part hereof

Subject to taxes for 2026 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantors warrant that the foregoing property is not the homestead of or contiguous to the homestead of the grantors witin the meaning as set forth in the constitution of the State of Florida, and grantors homestead address is 8217 SE Coconut Street Hobe Sound, FL 33455.

Accepted by Resolution Number: _____

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

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

Signed, sealed and delivered in our presence:

Witness Name: _____
Witness Address :

R. Julian Rogers, Co-Trustee and individually

Witness Name:
Witness Address:

Witness Name: - - - - -
Witness Address:

Estaline A. Rogers, Co-Trustee, and individually

Witness Name:
Witness Address :

State of Florida
County of Martin

The foregoing instrument was acknowledged before me by means of [X] physical presence or L] online notarization, this 20th day of May, 2026 by R. Julian Rogers and Estaline A. Rogers, individually and as Co-Trustees of the Rogers Revocable Trust dated May 26, 2022, who L] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____

EXHIBIT A TO QUIT CLAIM DEED

- A. The following land has been conveyed by Warranty Deed from Grantor to Grantee and has been accepted by Martin County Resolution # 26-4.11 (The "Property")

Beginning at the point of intersection of the Westerly right of way line of State Road No 5 (formerly State Road No. 4) with the Westerly extension of the South line of Lot 99 of Gomez Grant, according to the plat thereof recorded in Plat Book 1, Page 80, public records of Palm Beach County, Florida; thence run Westerly along said Westerly extension of the South line of said Lot 99 for a distance of 806.28 feet to a point; thence by deflection angle to the right of 90' run Northerly a distance of 236 feet to the pointer place of beginning; thence continue running Northerly along said last line and bearing for a distance of 94 feet to a point; thence by deflection angle of 90' to the left, run Westerly a distance of 90 feet to a point; thence by deflection angle to the left of 90' run Southerly a distance of 94 feet to a point; thence by deflection angle of 90' to the left, run Easterly a distance of 90 feet to the point or place of beginning.

AND

From the Northwest corner of the above described parcel of property, thence run Southerly along the West boundary thereof and thence along a Southerly extension thereof for a total distance of 330 feet to a point on the Westerly extension of the South line of Lot 99 of Gomez Grant, according to the plat thereof recorded in Plat Book 1, Page 80, public records of Palm Beach County, Florida; thence run Westerly along said Westerly extension of the South line of said Lot 99 for a distance of 423.72 feet to the Southwest corner of Lot N, Bessemer Properties, Inc., unrecorded plat; thence by deflection angle to the right of 90' run Northerly a distance of 330 feet to a point; thence by deflection angle to the right run Easterly to the point of beginning.

Together with an easement for ingress and egress over the existing roadways running Westerly into the above described property from said U.S. Highway. Said lands lying and being in Martin County.

- B. This quit claim deed conveys the following to grantee to the extent that such rights exists in grantor:
1. Easements. Any and all rights of grantor, for easements of ingress and egress and utilities from U. S. Highway 1 to and throughout the roads as shown on the unrecorded plat of Chuck Wagon Village "Chuck Wagon Village") as shown attached to that quit claim deed recorded in Official Records Book 294, page 129, public records of Martin County, Florida, from where ever derived including the following:

- A. that quit claim deed recorded in Official Records Book 324, page 128, public records of Martin County, Florida;
- B. that quit claim deed recorded in Official Records Book 294, page 129, public records of Martin County, Florida; and
- C. by any legal means including but not limited to prescriptive rights, implied rights, and rights by estoppel.

This includes the right to permit the use of the general public to use the roads within Chuck Wagon Village for ingress and egress to the Property.

- 02. Fee Simple. By quit claim deed recorded in Official Records Book 294, page 129, public records of Martin County, Florida, the then grantor conveyed to each owner of lots abutting the roads within Chuck Wagon Village portions of the fee simple title of the roadways. This deed is intended to convey to grantee any fee simple interest of grantor, if any, to the portions of the roadways conveyed by the deed cited above in this paragraph.

Accepted pursuant to Resolution _____ dated _____, 2026.

F:\REAL-EST\MARTIN COUNTY\26-08\LEGAL DESCRIPTION FOR QCD-01E