

This instrument prepared by:  
Real Property Division  
Carla Segura, FRP for  
Martin County  
2401 SE Monterey Road  
Stuart, FL 34996

Project Name: North River Shores – Donation RP#4315  
PCN: 30-37-41-011-027-00060-0  
30-37-41-011-027-00010-1  
30-37-41-011-027-00061-0

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by **LOUISE C. YEISER**, a single woman, whose address is \_\_\_\_\_, (“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 paid to Grantor by Grantee, the receipt and sufficiency of which is hereby acknowledged, grants, bargains sells and conveys to Grantee the following described land (the “Property”), situate, lying and being in Martin County, Florida, to-wit:

See Exhibit “A” attached hereto and made a part hereof.

**SUBJECT TO** conditions, restrictions, reservations, limitations and easements of record and taxes for the year 2026 and subsequent years. Pursuant to Section 12B-4.014(2)(a), F.A.C., this is a gift of unencumbered property for which no tax is due.

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining for so long as the Property is used for conservation, stormwater and recreational purposes for the benefit of the public. Permissible uses of the Property may include stormwater or stormwater related projects, picnic tables, benches, public open space and trails. If any structure is built on the Property, it shall be constructed with minimal impact to the natural state of the Property, except that exotic and/or invasive vegetation shall be eradicated. The Property shall be used and maintained in perpetuity by the Grantee for conservation, stormwater and recreational purposes for the benefit of the public.

**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; that Grantor has good right and lawful authority to sell and convey the Property; and Grantor does hereby warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor. 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:

GRANTOR:

\_\_\_\_\_  
Witness #1 Signature  
Printed Name: \_\_\_\_\_  
Address: \_\_\_\_\_

By: \_\_\_\_\_  
Print Name: Louise C. Yeiser

\_\_\_\_\_  
Witness #2 Signature  
Printed Name: \_\_\_\_\_  
Address: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me ( ) by means of physical presence or ( ) online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by Louise C. Yeiser, who is ( ) personally known to me or ( ) has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Exhibit "A"  
The Property

*[See attached]*