



EXHIBIT "A"

Prepared by and return to:

Tyson J. Waters, Esq.
Fox McCluskey, PLLC
2300 SE Monterey Road, Suite 201
Stuart, Florida 34996
(772) 287-4444
File Number: DO123-0001

[Space Above This Line For Recording Data]

Warranty Deed

(THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION)

This Warranty Deed made this 30th day of NOVEMBER, 2025, between **Robert Donovan and Jaime Donovan, a married couple**, and **Shannon P. Beem and Gerald L. Beem, a married couple**, as joint tenants with rights of survivorship, whose mailing office address is 5226 SW Leeward Lane, Palm City, Florida 34990 and 5303 SW Bimini Circle N, Palm City, Florida 34990, respectively (collectively the "Grantor"), and **Robert Donovan and Jaime Donovan, a married couple**, and **Shannon P. Beem and Gerald L. Beem, a married couple**, as joint tenants with rights of survivorship, whose mailing office address is 5226 SW Leeward Lane, Palm City, Florida 34990 and 5303 SW Bimini Circle N, Palm City, Florida 34990, respectively ("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, hereby grants, bargains, conveys and sells to said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in **Martin County, Florida**, to-wit:

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

Parcel Identification Number: 28-38-40-000-007-00010-0 (portion of)

Subject to taxes for 2026 and subsequent years; covenants, ~~conditions~~, restrictions, easements, reservations and limitations of record, if any, but ~~this~~ provision shall not operate to reimpose same.

The purpose of this Warranty Deed is to subdivide and split the parent lot of record pursuant to Section 4.911.C.1., Martin County Land Development Regulations.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise

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appertaining.

To Have and to Hold, the same in fee simple forever.

And Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that 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, 2025**.

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:

Lauren Hubbard
Print Name: Lauren Hubbard
Address: 1889 SW Crane Creek Ave
Palm City, FL 34990

Witness #1 (as to the Dohovans)

R-1H

Robert Hubbard
Print Name: Robert Hubbard
Address: 1889 SW Crane Creek Ave
Palm City, FL 34990

Witness #2 (as to the Donovans)

[Signature]
Robert Donovan

[Signature]
Jaime e Donovan

Lauren Hubbard
Print Name: Lauren Hubbard
Address: 1889 SW Crane Creek Ave
Palm City, FL 34990

Witness #1 (as to the Beems)

R-1H

Robert Hubbard
Print Name: Robert Hubbard
Address: 1889 SW Crane Creek Ave
Palm City, FL 34990

Witness #2 (as to the Beems)

[Signature]
Shannon P. Beem

[Signature]
Gerald L. Beem

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State of Florida)
County of Martin)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 30th day of November, 2025, by Robert Donovan and Jaime Donovan, a married couple, who are personally known to me or who have produced _____ as identification.

[Notary Seal]

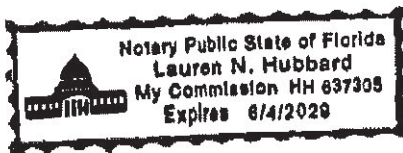


Lauren N. Hubbard
Notary Public
Printed Name: Lauren N. Hubbard
My Commission expires: 6/4/2029

State of Florida)
County of Martin)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 30th day of November, 2025, by Shannon P. Beem and Gerald L. Beem, a married couple, who are personally known to me or who have produced _____ as identification.

[Notary Seal]



Lauren N. Hubbard
Notary Public
Printed Name: Lauren N. Hubbard
My Commission expires: 6/4/2029

THIS DEED IS A CONVEYANCE OF UNENCUMBERED PROPERTY FOR NO CONSIDERATION AND IS NOT SUBJECT TO FLORIDA DOCUMENTARY STAMP TAX PURSUANT TO SECTION 12B-4.014(2), FLORIDA ADMINISTRATIVE CODE.

EXHIBIT "A"

Exhibit "A" Legal Description

The West One-Half (1/2) of Tract 8, Section 28, Township 38 South, Range 40 East, Palm City Farms according to the Plat thereof recorded in Plat Book 6, Page 42, of the Public Records of Palm Beach (now Martin) County, Florida

Excepting and excluding from this conveyance the land covered by the canals and ditches described in the Plan of Reclamation of the Palm City Drainage District; and also two strips of land, each 15 feet wide, one strip 15 feet being parallel with adjoining and contiguous to one edge or bank of each of said ditches or canals, and the other strip of 15 feet being parallel with, adjoining and contiguous to the other edge or bank of each or said ditches or canals.



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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:

Lauren Hubbard
Print Name: Lauren Hubbard
Address: 1889 SW Crane Creek Ave
Palm City, FL 34990
Witness #1 (as to the Donovans)

R-1/L

Robert Hubbard
Print Name: Robert Hubbard
Address: 1889 SW Crane Creek Ave
Palm City, FL 34990
Witness #2 (as to the Donovans)

[Signature]
Robert Donovan

[Signature]
Jaime Donovan

Lauren Hubbard
Print Name: Lauren Hubbard
Address: 1889 SW Crane Creek Ave
Palm City, FL 34990
Witness #1 (as to the Beems)

R-1/L

Robert Hubbard
Print Name: Robert Hubbard
Address: 1889 SW Crane Creek Ave
Palm City, FL 34990
Witness #2 (as to the Beems)

[Signature]
Shannon P. Beem

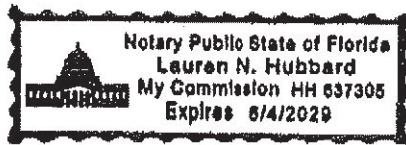
[Signature]
Gerald L. Beem

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State of Florida)
County of Martin)

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[Notary Seal]

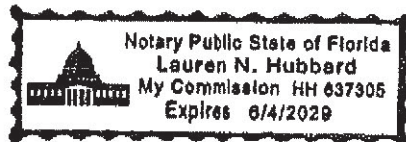


Lauren N. Hubbard
Notary Public
Printed Name: Lauren N. Hubbard
My Commission expires: 6/4/2029

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County of Martin)

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Lauren N. Hubbard
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