

THIS INSTRUMENT PREPARED BY AND  
AFTER RECORDING RETURN TO:

Tyrone T. Bongard, Esq.  
Gunster  
777 S. Flagler Drive, Suite 500  
West Palm Beach, FL 33401  
Project: Western Palm City Fire Station

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space above this line for recording data

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, is made this 30 day of March, 2026, by **JESUS HOUSE OF HOPE, INC**, a Florida corporation not for profit (“**Grantor**”), whose post office address is 2484 SE Bonita Street Stuart, FL 34997, to **MARTIN COUNTY**, a political subdivision of the State of Florida (“**Grantee**”), whose post office address is 2401 SE Monterey Rd, Stuart, FL 34996.

**WITNESSETH:**

Grantor, as a gift and for no consideration, has granted, bargained and sold, and by these presents does grant, bargain and sell, to Grantee, Grantee’s successors and assigns, as appropriate, forever, the following land situate in Martin County, Florida, to-wit:

See Exhibit A attached hereto and made a part hereof.

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining (collectively, along with said land, hereinafter referred to as “**Property**”).

**THIS CONVEYANCE** is subject to taxes and assessments for the year 2026 and all years subsequent thereto; zoning ordinances, restrictions, prohibitions and other requirements imposed by governmental authorities; easements, agreement and other matters of record, none of which are hereby reimposed; and the Access Easement described on the attached Exhibit B, made a part hereof by this reference.

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

**AND**, 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, and hereby specially warrants the title to said Property and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but against none other.

**This transfer of unencumbered property as a gift for no consideration is exempt from payment of Florida Documentary Stamp Tax pursuant to 12B-4.014(2)(a) of the Florida Administrative Code.**

Accepted pursuant to  
Resolution No. \_\_\_\_\_

*[Signature Page Follows]*



**EXHIBIT A**

**LEGAL DESCRIPTION OF THE PROPERTY**

*[See attached]*

**EXHIBIT A**

Surveyor's Notes:

- 1) This sketch and legal description is based on office information only and does not represent a boundary survey.
- 2) This legal description shall not be valid unless:
  - A) Provided in its entirety consisting of 3 sheets, with sheet 3 being the sketch of description.
  - B) Reproductions of the description and sketch are not valid unless signed and sealed with an embossed surveyor's seal.
- 3) Bearings shown hereon are referenced to the North line of Section 19, Township 38 South, Range 40 East, having a bearing of South 89°49'19" East, and all others are relative thereto.

Certification

Pursuant to Chapter 5J-17.051 (e) Florida Administrative Code, paper copies of the survey map and or report or copies thereof are not valid without the original signature and seal of a Florida licensed surveyor and mapper. This is an electronically signed and sealed document pursuant to Chapter 5J-17.062, Florida Administrative Code. Paper copies of an Electronically signed and sealed document pursuant to Chapter 5J-17.062 Florida Administrative Code are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper.

I hereby certify that the Sketch and Legal Description of the property shown and described hereon was completed under my direction and said Sketch and Description is true and correct to the best of my knowledge and belief.

I further certify that this sketch and description meets the Standards of Practice for Surveys set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida State Statutes. The Sketch and Description is based on information furnished by client or client's representative.



Digitally signed by  
Peter Andersen  
Date: 2026.03.24  
08:23:30 -04'00'

Peter Andersen  
Professional Surveyor and Mapper  
Florida Certificate No. 5199

|     |                   |         |        |
|-----|-------------------|---------|--------|
| 2   | Various revisions | 3/18/26 | M.F.M. |
| 1   | Various revisions | 12/3/25 | GCY4   |
| NO. | REVISIONS         | DATE    | BY     |



**INCORPORATED**  
**PROFESSIONAL SURVEYORS AND MAPPERS**  
**CERTIFICATE OF AUTHORIZATION LB 4108**

CORPORATE OFFICE  
 PO BOX 1489 • 1505 SW MARTIN HWY.  
 PALM CITY, FL 34991  
 (800) 386-1066 • WWW.GCYINC.COM

**SKETCH & LEGAL FOR:**  
**MARTIN COMMERCE PARK**  
 MARTIN COUNTY FLORIDA

|                        |                    |                                   |
|------------------------|--------------------|-----------------------------------|
| Scale:<br>N/A          | Date:<br>Dec. 2025 | File & Drawing No.:<br>21-1016-07 |
| Drawn By:<br>G.C.Y. IV | Checked:<br>P.A.   | Sheet<br>1 OF 3                   |

Legal Description:

Being a Tract of land lying in Section 19, Township 38 South, Range 40 East, Martin County, Florida and being more particularly described as follows:

**COMMENCE** at the Northwest corner of said Section 19; thence, along the North line of said Section, South 89°49'19" East, a distance of 1751.31 feet to the intersection with the East line of the West 1751.29 feet of said Section 19; thence along said East line South 0°06'34" East, a distance of 100.00 feet to the South Right-of-Way line of State Road 714 as shown on the Florida Department of Transportation Right-of-Way Map Section 89090-2507, Sheet 10 of 43 and the **POINT OF BEGINNING**.

Thence, continuing along said East line, South 0°06'34" East, a distance of 662.75 feet; thence, departing said East line, North 89°49'19" West, a distance of 374.64 feet; thence, North 0°06'34" West, a distance of 662.75 feet to the aforesaid South Right-of-Way line; Thence, along said South Right-of-Way line, South 89°49'19" East, a distance of 374.64 feet to the **POINT OF BEGINNING**.

Containing 5.70 Acres more or less.

**Cross Access Easement**

Being the East 50.00 feet of the above described Tract.

Containing 0.76 Acres more or less.

|     |                   |         |      |
|-----|-------------------|---------|------|
| 1   | Various revisions | 12/3/25 | GCY4 |
| NO. | REVISIONS         | DATE    | BY   |



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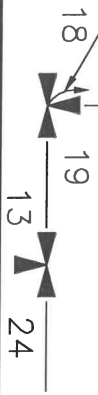
CORPORATE OFFICE  
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| Drawn By:<br>G.C.Y. IV | Checked:<br>P.A.   | Sheet<br>2 OF 3                   |

**POINT OF COMMENCEMENT**

Northwest corner Section 19,  
Township 38 South, Range 40 East  
CCR#110782



STATE ROAD 714 (200' RIGHT OF WAY)  
(F.D.O.T. Right-of-Way Map Section 89090-2507)

ALONG NORTH LINE OF SECTION 19  
S89°49'19"E 1751.31' (BEARING BASIS)

INTERSECTION OF THE NORTH LINE OF SECTION 19 &  
THE EAST LINE OF THE WEST 1751.29' OF SECTION 19

ALONG EAST LINE OF WEST 1751.29'  
S00°06'34"E 100.00'

S89°49'19"E 374.64'

SOUTH RIGHT OF WAY LINE  
OF STATE ROAD 714

**POINT OF BEGINNING**

EAST 50'

Subject Property  
5.70± Acres

50' CROSS ACCESS EASEMENT

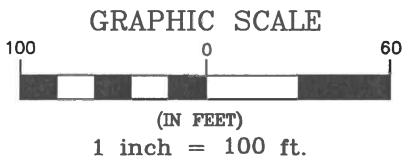
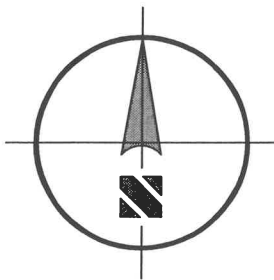
EAST LINE OF THE WEST 1751.29'  
OF SECTION 19

S00°06'34"E 662.75'

N00°06'34"W 662.75'

N89°49'19"W 374.64'


PIN: 19-38-40-000-000-00012-2  
MARTIN COMMERCE PARK LLC



**LEGEND**

SQ.FT. = SQUARE FEET  
PIN = PARCEL IDENTIFICATION  
NUMBER (MARTIN COUNTY  
PROPERTY APPRAISER)  
F.D.O.T. = FLORIDA DEPARTMENT  
OF TRANSPORTATION

| 1   | Various revisions | 12/3/25 | GCY4 |
|-----|-------------------|---------|------|
| NO. | REVISIONS         | DATE    | BY   |

  
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MARTIN COUNTY FLORIDA

|                               |                           |  |
|-------------------------------|---------------------------|--|
| Scale:<br><b>1" = 100'</b>    | Date:<br><b>Dec. 2025</b> | File & Drawing No.:<br><b>21-1016-07</b> |
| Drawn By:<br><b>G.C.Y. IV</b> | Checked:<br><b>P.A.</b>   | Sheet<br><b>3 OF 3</b>                   |

**EXHIBIT B**

**ACCESS EASEMENT**

Grantor hereby reserves to itself and its successors and assigns, and makes the Special Warranty Deed to which this is attached subject to, a perpetual easement for access, drainage, and utilities over, under, upon, across, and through the East fifty feet (50') of the Property, as depicted on Exhibit A to this Special Warranty Deed (the "Easement Area"). This Easement and all the terms, conditions, covenants, representations, and warranties hereunder, shall be binding upon, and inure to the benefit of, the parties hereto and their respective successors and/or assigns, and shall run with title to the Property.