

PROPERTY INFORMATION REPORT

File No.: 296769FL

Agent's File No.: Q268123

Provided for: KBW Title, Inc., dba Merit Title, Inc.

Effective date of search: from October 01, 1996 to February 23, 2026 at 8:00AM

Description of Real Property Situated in Saint Lucie County, Florida:

All streets, access easements, drainage easements, common areas, canals, waterways, and mangrove areas as referenced on the plat of RIVER WATCH, as recorded in Plat [Book 30, Page 19](#), a replat of Block B, WINDMILL VILLAGE BY THE SEA - Unit Two (Plat [Book 16, Page 31](#), St. Lucie County, Florida, public records) and a subdivision of parts of Government Lots 6 and 7 in Section 11, Township 37 South, Range 41 East, St. Lucie County, Florida.

The apparent record title owner to the above described rea property is RIVER WATCH PROPERTY OWNERS ASSOCIATION, INC. by virtue of that certain Special Warranty Deed dated October 01, 1996 and recorded May 06, 1997 in Official Records [Book 1075, Page 1312](#) of the Public Records of St. Lucie County, Florida.

The following documents pertaining to the above described property appear in the official records as described in F.S. Section 28.222 and in the records of the county tax collector pertaining to ad valorem real property taxes for the effective date of the search set forth above. In addition a 20 year Judgment and Lien search was conducted in said official records for the grantee(s) on the deed(s) listed below and those judgments and voluntary and involuntary liens which pertain to the property are also shown below unless there are recorded documents purporting to satisfy, terminate or release said judgments or liens. Deeds prior to the last deed of record are not shown.

1. Taxes and assessments for the year 2025 under Tax I.D. Number [4511-815-0001-0103](#), showing a gross amount of \$0.00 were paid in the amount of \$0.00 (No Tax Due).
2. Plat of RIVER WATCH as recorded in Plat [Book 30, Page 19](#), of the Public Records of St. Lucie County, Florida.
3. Restated Conservation Easement Deed recorded February 07, 2003 in Official Records [Book 1655, Page 2772](#), of the Public Records of St. Lucie County, Florida.
4. Department of Environmental Protection Permit to River Watch Property Owner's Association recorded August 17, 2004 in Official Records [Book 2045, Page 1343](#), of the Public Records of St. Lucie County, Florida.
5. Grant of Easement between River Watch Property Owners Association, Inc. and Comcast of Florida/Georgia, LLC recorded October 20, 2011 in Official Records [Book 3333, Page 1418](#), of the Public Records of St. Lucie County, Florida.
6. Declaration of Protective Covenants recorded June 14, 1985, in Official Records [Book 467, Page 1466](#), of the Public Records of St. Lucie County, Florida.

7. Declaration Ratifying Protective Covenants recorded October 13, 1988 in Official Records [Book 607, Page 253](#), of the Public Records of St. Lucie County, Florida.
8. Declaration Ratifying and Amending Protective Covenants recorded March 18, 1992, in Official Records [Book 780, Page 2284](#), of the Public Records of St. Lucie County, Florida.
9. Articles of Incorporation of the River Watch Property Owners Association, Inc. recorded August 27, 1996, in Official Records [Book 1032, Page 1096](#), of the Public Records of St. Lucie County, Florida.
10. Declaration Ratifying and Amending Protective Covenants recorded May 09, 2000, in Official Records [Book 1298, Page 1352](#), of the Public Records of St. Lucie County, Florida.
11. Amendment to the By-Laws of the River Watch Property Owners Association, Inc. recorded February 19, 2001, in Official Records [Book 1364, Page 2391](#), of the Public Records of St. Lucie County, Florida.
12. Amendment to the Declaration of Protective Covenants recorded February 19, 2001, in Official Records [Book 1364, Page 2396](#), of the Public Records of St. Lucie County, Florida.
13. Amendment to the Articles of Incorporation of River Watch Property Owners Association, Inc. recorded February 19, 2001, in Official Records [Book 1364, Page 2401](#), of the Public Records of St. Lucie County, Florida.
14. Certificate of Amendment to the By-Laws of River Watch Property Owners Association, Inc. recorded December 18, 2014, in Official Records [Book 3700, Page 1853](#), of the Public Records of St. Lucie County, Florida.
15. Statement of Marketable Title recorded January 25, 2017, in Official Records [Book 3956, Page 98](#), of the Public Records of St. Lucie County, Florida.
16. Certificate of Amendment to the Declaration of Protective Covenants recorded November 26, 2018, in Official Records [Book 4205, Page 2958](#), of the Public Records of St. Lucie County, Florida.
17. Revocable License Agreement between St. Lucie County, a political subdivision and River Watch Property Owners Association, Inc. recorded September 21, 2012 in Official Records [Book 3434, Page 768](#), of the Public Records of St. Lucie County, Florida.
18. Revocable License Agreement between St. Lucie County, a political subdivision and River Watch Property Owners Association, Inc. recorded May 09, 2022 in Official Records [Book 4821, Page 1745](#), of the Public Records of St. Lucie County, Florida..

This report is not title insurance. Pursuant to s 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors and omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Prepared Date: March 10, 2026

Prepared by:
Tena Browne

STEWART TITLE GUARANTY COMPANY