



Prepared by and return to:

**Janet D. Hartman**  
Attorney at Law  
Janet D. Hartman, P.A.  
3500 SW Corporate Parkway Suite 202  
Palm City, FL 34990  
772-223-5221  
File Number: 2022-06-0001

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## Special Warranty Deed

This Special Warranty Deed made this 4<sup>th</sup> day of August, 2022 between Kenneth Michael Donaldson, a married man, Beneficiary of the Estate of Marion E. Brooker, aka Marion Emma Barrett, deceased, whose post office address is, 11685 McMahan Lane, Forney, TX 75126, grantor, and R. Julian Rogers and Estaline A. Rogers, Co-Trustee(s) of The Rogers Revocable Trust whose post office address is 8217 SE Coconut Street, Hobe Sound, FL 33455, 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 considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the 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

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is 11685 McMahan Lane, Forney, TX 75126.

Subject to taxes for 2022 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

**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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

**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:

Perla Espinoza

Witness Name: P. Espinoza

Dominique Pryor

Witness Name: D. Pryor

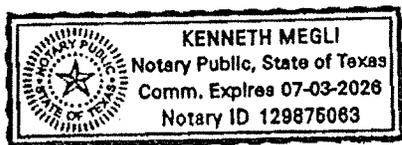
Kenneth Michael Donaldson

Kenneth Michael Donaldson, Beneficiary  
Estate of Marion E. Brooker, a/k/a Marion  
Emma Barrett

State of Texas  
County of Kaufman

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 4  
day of August, 2022 by Kenneth Michael Donaldson, Beneficiary of the Estate of Marion Brooker, a/k/a Marian Emma Barrett,  
deceased, who  is personally known to me or  has produced Texas Drivers License as identification.

[Notary Seal]



Kenneth Megli  
Notary Public

Printed Name: Kenneth Megli

My Commission Expires: 07-03-2026

**Exhibit A**  
**Legal Description**

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.

Parcel Identification Number: 34-38-42-004-000-00180-9

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.

Parcel Identification Number: 34-38-42-004-000-00260-2

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.

Together with 1980 40' NOBILITY Mobile Home, identification number N11145A and title number 19317927; and identification number N11145B and title number 19317926

1980 56' NOBILITY Mobile Home, identification number N11152A and title number 17430026; and identification number N11152AB and title number 17430027



Recorded in Martin County, FL 8/12/2022 2:34 PM  
Carolyn Timmann, Clerk of the Circuit Court & Comptroller  
Rec Fees: \$27.00  
CFN#2975562 BK 3330 PG 1251 PAGE 1 of 3

Prepared by and return to:

**Janet D. Hartman**  
Attorney at Law  
Janet D. Hartman, P.A.  
3500 SW Corporate Parkway Suite 202  
Palm City, FL 34990  
772-223-5221  
File Number: 2022-06-0001

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## Special Warranty Deed

This Special Warranty Deed made this 2<sup>nd</sup> day of August, 2022 between Deborah T. Brown, a married woman, Beneficiary of the Estate of Marion E. Brooker, a/k/a Marion Emma Barrett, deceased, whose post office address is, 900 Keiss, Briarcliff, TX 78669, grantor, and R. Julian Rogers and Estaline A. Rogers, as Co-Trustee(s) of The Rogers Revocable Trust whose post office address is 8217 SE Coconut Street, Hobe Sound, FL 33455, 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 considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the 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

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is 900 Keiss, Briarcliff, TX 78669.

Subject to taxes for 2022 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

**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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

**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:

Ruth Dezeew

Witness Name: Ruth Dezeew

Deborah T. Brown

Deborah T. Brown, Beneficiary  
Estate of Marion E. Brooker a/k/a Marion  
Emma Barrett

Tanya Carter

Witness Name: Tanya Carter

State of Texas  
County of Texas

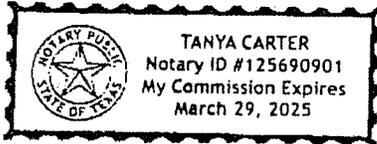
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 2 day of August, 2022 by Deborah T. Brown, Beneficiary of the Estate of Marion Brooker, a/ka Marion Emma Barrett, deceased, who  is personally known to me or  has produced TX drivers license identification.

[Notary Seal]

Tanya Carter  
Notary Public

Printed Name: Tanya Carter

My Commission Expires: March 29, 2025



**Exhibit A**  
**Legal Description**

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.

Parcel Identification Number: 34-38-42-004-000-00180-9

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.

Parcel Identification Number: 34-38-42-004-000-00260-2

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.

Together with 1980 40' NOBILITY Mobile Home, identification number N11145A and title number 19317927;  
and identification number N11145B and title number 19317926

1980 56' NOBILITY Mobile Home, identification number N11152A and title number 17430026;  
and identification number N11152AB and title number 17430027