

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

Project Name: ELOC Parcel – Poinciana Gardens
Property Address: Unassigned, Hobe Sound, Florida
PCN: See Attached Exhibit "A" for full list (2.717 acres)

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED made this _____ day of _____, 2026, by **Rose MacGillivray**, a married woman, and **Joseph MacGillivray**, a single man, as joint tenants with rights of survivorship, whose address is 12993 SE Hibiscus Drive, Hobe Sound, Florida 33455, ("Grantors"), 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 Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to Grantors by Grantee, the receipt and sufficiency of which is hereby acknowledged, grant, bargain, sell and convey 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, easements of record, and taxes for the year 2026 and subsequent years.

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, Grantors hereby covenant with Grantee that Grantors are lawfully seized of the Property in fee simple; that Grantors have good right and lawful authority to sell and convey the Property; and Grantors do hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that there are no mortgages encumbering the Property, and that the property does not constitute homestead property.

Accepted pursuant to
Resolution No. _____

This conveyance is made in accordance with Martin County Ordinance No. 1221, to further the acquisition and perpetual conservation of environmentally sensitive lands. It is the express intent of the parties hereto that the Property shall be maintained in perpetuity by Grantee for conservation and recreational purposes for the benefit of the public. 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. Grantors and Grantee intend that the aforementioned restrictions will be legally binding on Grantee and its successors-in-interest in perpetuity, and that Grantee and its successors-in-interest must comply with the terms of this Warranty Deed, including such restrictions, notwithstanding any future change in federal or state laws or regulations authorizing the release, extinguishment, amendment, or other alteration of such restrictions. Grantee expressly accepts the conveyance of the Property subject to such restrictions and assumes the obligation to maintain and preserve the Property in accordance with the terms of this Warranty Deed in perpetuity for conservation and recreational purposes for the benefit and on behalf of the public. The stated terms and purpose of this Warranty Deed shall be enforceable by the public in a court of competent jurisdiction.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Grantors has executed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

WITNESSES:

Witness #1 Signature
Printed Name: _____
Mailing Address: _____

Witness #2 Signature
Printed Name: _____
Mailing Address: _____

Witness #1 Signature
Printed Name: _____
Mailing Address: _____

Witness #2 Signature
Printed Name: _____
Mailing 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 **Rose MacGillivray and Joseph MacGillivray**, who are () personally known to me or () have produced _____ as identification.

(NOTARY SEAL)

GRANTORS:

By: _____
Rose MacGillivray

By: _____
Joseph MacGillivray

Print Name: _____
Notary Public, State of _____
My Commission Expires: _____

EXHIBIT "A"
Poinciana Gardens
MacGillivray

1. Lot 1, Block 5, Section 1 PCN #34-38-42-038-005-00010-4	2. Lot 20, Block 7, Section 1 PCN# 34-38-42-038-007-00200-0
3. Lot 11, Block 6, Section 1 PCN #34-38-42-038-006-00110-1	4. Lot 25, Block 7, Section 1 PCN# 34-38-42-038-007-00250-9
5. Lot 18, Block 7, Section 1 PCN# 34-38-42-038-007-00180-4	6. Lot 26, Block 7, Section 1 PCN# 34-38-42-038-007-00260-7
7. Lot 19, Block 7, Section 1 PCN# 34-38-42-038-007-00190-2	8. Lot 12, Block 10, Section 1 PCN# 34-38-42-038-010-00120-1
9. Lot 7, Block 22, Section 3 PCN# 34-38-42-038-022-00070-6	10. Lot 8, Block 22, Section 3 PCN# 34-38-42-038-022-00080-4

LEGAL DESCRIPTION

Lot 1, Block 5, of Section 1; Lot 11, Block 6, of Section 1; Lots 18, 19, 20, 25, and 26, inclusive, in Block 7, of Section 1, and Lot 12, Block 10, of Section 1, all in POINCIANA GARDENS, SECTIONS 1 AND 2, according to the Plat thereof, recorded in Plat Book 2, Page 95, of the Public Records of Martin County, Florida.

AND

Lots 7 and 8, inclusive, Block 22, of Section 3, in POINCIANA GARDENS, SECTIONS 3 AND 4, according to the Plat thereof, recorded in Plat Book 2, Page 105, of the Public Records of Martin County, Florida.