



Prepared by and return to:

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Special Warranty Deed

This Special Warranty Deed is made this 27th day of July, 2023, between R.C.R. Enterprises, Inc., a Florida corporation, whose post office address is 9162 Eastridge Road, Golden, CO 80403, "**Grantor**", and, Rose Macgillivray, a married woman, and Joseph Macgillivray, a signal man, as joint tenants with rights of survivorship, whose post office address is 12993 S.E. Hibiscus Drive, Hobe Sound, FL 33455, collectively, "**Grantees**":

(Whenever used herein the terms "Grantor" and "Grantees" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, limited liability companies, trusts and trustees)

Witnesseth, that Grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida, to-wit (the "**Property**"):

Lot 1, Block 5, Section 1;
Lot 11 Block 6, Section 1;
Lot 18, Block 7, Section 1;
Lot 19, Block 7, Section 1;
all of POINCIANA GARDENS, SECTIONS 1 & 2, according to the Plat thereof, recorded in Plat Book 2, Page 95, of the Public Records of Martin County, Florida; and

Lot 20, Block 7, Section 1;
Lot 25, Block 7, Section 1;
Lot 26, Block 7, Section 1; and
Lot 12, Block 10, Section 1;

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

Parcel Identification Numbers: Lot 1, Block 5, Section 1: 34-38-42-038-005-00010.40000; Lot 11, Block 6, Section 1: 34-38-42-038-006-00110.10000; Lot 18, Block 7, Section 1: 34-38-42-038-007-00180.40000; Lot 19, Block 7, Section 1: 34-38-42-038-007-00190.20000; Lot 20, Block 7, Section 1: 34-38-42-038-007-00200.00000; Lot 25, Block 7, Section 1: 34-38-42-038-007-00250.90000; Lot 26, Block 7, Section 1: 34-38-42-038-007-00260.70000; Lot 12, Block 10, Section 1: 34-38-42-038-010-00120.10000; Lot 7, Block 22, Section 3: 34-38-42-038-022-00070.60000; Lot 8, Block 22, Section 3: 34-38-42-038-022-00080.40000.

Subject to: (a) comprehensive land use plans, zoning, and other land use restrictions, prohibitions and requirements imposed by governmental authority; (b) restrictions and matters appearing on the Plat or otherwise common to the subdivision; (c) outstanding oil, gas and mineral rights of record if any without right of entry; (d) unplatted public utility easements of record; and (e) taxes for the year of closing 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 Grantor hereby covenants with Grantees that: (a) Grantor is lawfully seized of the Property in fee simple; (b) Grantor has good right and lawful authority to sell and convey the Property; and (c) Grantor hereby fully warrants the title to the Property and will defend the Property against the lawful claims of all persons claiming by, through or under Grantor.

In Witness Whereof, a duly authorized President of Grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

R.C.R. Enterprises, Inc.,
a Florida corporation

Angela M. Wolf
Signature of Witness #1
Angela M. Wolf

By: Cristina E. Rathke-Bishop
Printed Name: Cristina E. Rathke-Bishop
Title: President

790 Juno Ocean Walk, Suite 600
Juno Beach, FL 33408
Address of Witness #1

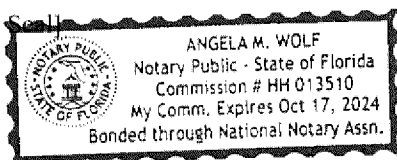
Address: 9162 Eastridge Road
Golden, CO 80403

Kathy Wilum
Signature of Witness #2
Kathy Wilum
Printed Name of Witness #2
790 Juno Ocean Walk, Suite 600
Juno Beach, FL 33408
Address of Witness #2

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing Special Warranty Deed was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27th day of July, 2023, by Cristina E. Rathke-Bishop, as President of R.C.R. Enterprises, Inc., a Florida corporation, on behalf of the corporation. Cristina E. Rathke-Bishop is ☐ personally known to me or ☒ produced a driver's license as identification.

[Notary Seal]



Angela M. Wolf
Notary Public - State of Florida

Printed Name: _____

My Commission Expires: _____