

This instrument prepared by:
Ellen MacArthur for
Martin County Real Property
2401 SE Monterey Road
Stuart, FL 34996

Project Name: Four Fish Condominium ROW Dedication
RP #: 4246
PCN: 26-37-41-000-000-00330-2
26-37-41-000-000-00340-0

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED made this 16 day of JULY, 2026, between **IM 02 JENSEN RESI LLC**, a Delaware limited liability company, whose address is 2225 Northeast Indian River Drive, Jenen Beach, FL 34957 ("Grantor") 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 said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, conveys, and confirms unto Grantee all that certain land situate in Martin County, Florida, more particularly described on Exhibit "A" attached hereto (the "Land") for road right-of-way purposes.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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

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; will defend the same against the lawful claims of all persons whomsoever through or under Grantors, and that the land is free of all encumbrances except taxes accruing subsequent to December 31, 2025, and covenants, restrictions, agreements, limitations, reservations, and easements of record, if any reference thereto, shall not serve to impose same.

Grantor further warrants that there are no mortgages encumbering the Land.

Accepted pursuant to
Resolution No. _____

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

WITNESSES:

Jose Eduardo Neta
Witness #1 Signature
Printed Name: Jose Eduardo Neta
Mailing Address: 150 SE 2nd Ave, Suite 800
Miami, FL, 33131

Jack McConnell
Witness #2 Signature
Printed Name: Jack McConnell
Mailing Address: 150 SE 2nd Ave
Miami, FL 33131 STE 800

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 16 day of July, 2026, by ☒ means of physical presence or ☐ online notarization, by Nelson Stabile as Manager of Integra Marinas, LLC, a Florida limited liability company, in its capacity as Manager of Integra Marinas Ventures LLC, a Delaware limited liability company, in its capacity as Sole Member of **IM 02 JENSEN RESI LLC**, a Delaware limited liability company, on behalf of the company, who ☒ is personally known to me or ☐ has produced _____ as identification.

(NOTARY SEAL)



CRAIG P. THOMPSON
Commission # HH 580394
Expires August 8, 2028

IM 02 JENSEN RESI LLC, a Delaware limited liability company

By: Integra Marinas Ventures LLC, a Delaware limited liability company, its Sole Member

By: Integra Marinas, LLC, a Florida limited liability company, its Manager

By: Nelson Stabile
Printed Name: Nelson Stabile
Title: Manager

Craig P. Thompson
Notary Public, State of Florida
Print Name: Craig P. Thompson
My Commission Expires: 8/8/28

EXHIBIT "A"
LEGAL DESCRIPTION

Being a strip of land 10 feet in width lying in Government Lot 2, Section 26, Township 37 South, Range 41 East, Martin County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest Corner of said Section 26.

Thence, along the West line of said Section 26, South 00°13'18" West, a distance of 1323.44 feet to the Northwest Corner of said Government Lot 2.

Thence, departing said West line, North 88°38'34" East, a distance of 845.54 feet to a point on the East right of way line of Northeast Indian River Drive, and the **POINT OF BEGINNING**.

Thence, departing the North line of said Government Lot 2, North 56°50'27" East, a distance of 10.08 feet;

Thence, along a line that is 10 feet easterly and parallel to said East right of way line the following two (2) courses:

1. South 25°53'42" East, a distance of 76.85 feet;
2. South 26°08'44" East, a distance of 197.16 feet;

Thence, departing said parallel line, South 56°49'26" West, a distance of 10.08 feet to a point on said East right of way line;

Thence, along said East right of way line the following two (2) courses:

1. North 26°08'44" West, a distance of 198.42 feet;
2. North 25°53'42" West, a distance of 75.60 feet to the **POINT OF BEGINNING**.

Containing 0.06 acres, or 2,740 Square feet, more or less.

3	REMOVED ADA NOTE	4/23/2026	PA
2	REVISED LEGAL DESCRIPTION	4/21/2026	PA
1	Updated legal	11/4/25	GKY4
NO.	REVISIONS	DATE	BY



SKETCH & LEGAL FOR:		
IM 02 JENSEN RESI LLC		
MARTIN COUNTY		FLORIDA
Scale:	Date:	File & Drawing No.:
N/A	OCT. 2025	22-1016-03
Drawn By:	Checked:	Sheet
G.C.Y. IV	P.A.	1 OF 4

Surveyor's Notes:

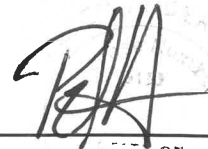
- 1) This sketch and legal description is based on office information only and does not represent a boundary survey.
- 2) This legal description shall not be valid unless:
 - A) Provided in its entirety consisting of 4 sheets, with sheets 3 & 4 being the sketch of description.
 - B) Reproductions of 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 West Line of Section 26, having a bearing of South 00°13'18" West 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.



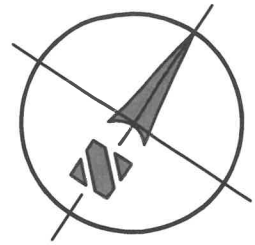
Peter Andersen
Professional Surveyor and Mapper
Florida Certificate No. 5199

1	REVISED NOTE 3	4/21/2026	PA
NO.	REVISIONS	DATE	BY

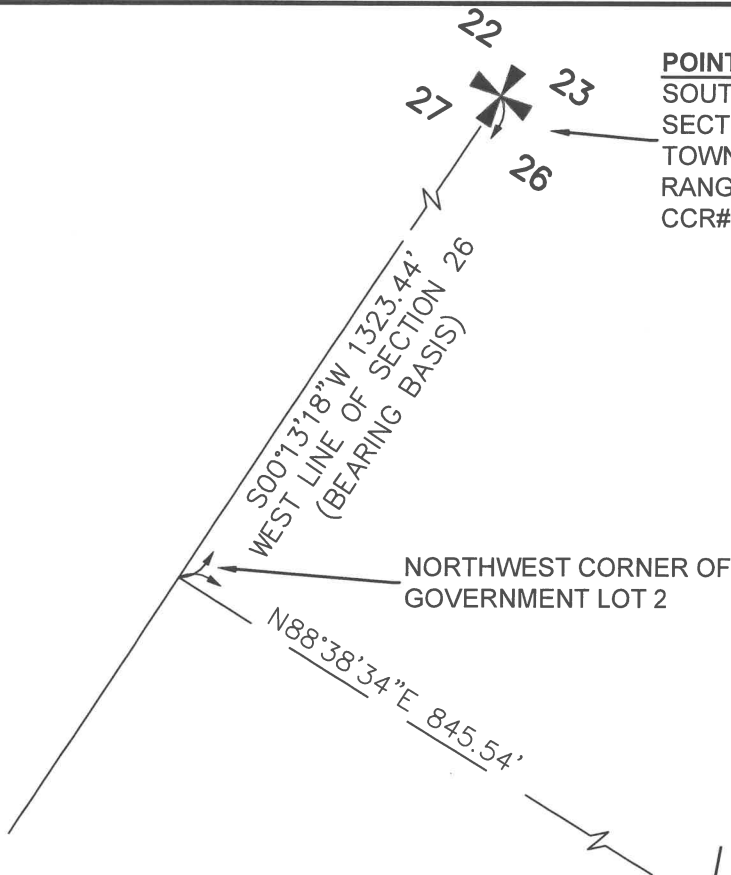


SKETCH & LEGAL FOR:		
IM 02 JENSEN RESI LLC		
MARTIN COUNTY		FLORIDA
Scale: N/A	Date: OCT. 2025	File & Drawing No.: 22-1016-03
Drawn By: G.C.Y. IV	Checked: P.A.	Sheet 2 OF 4

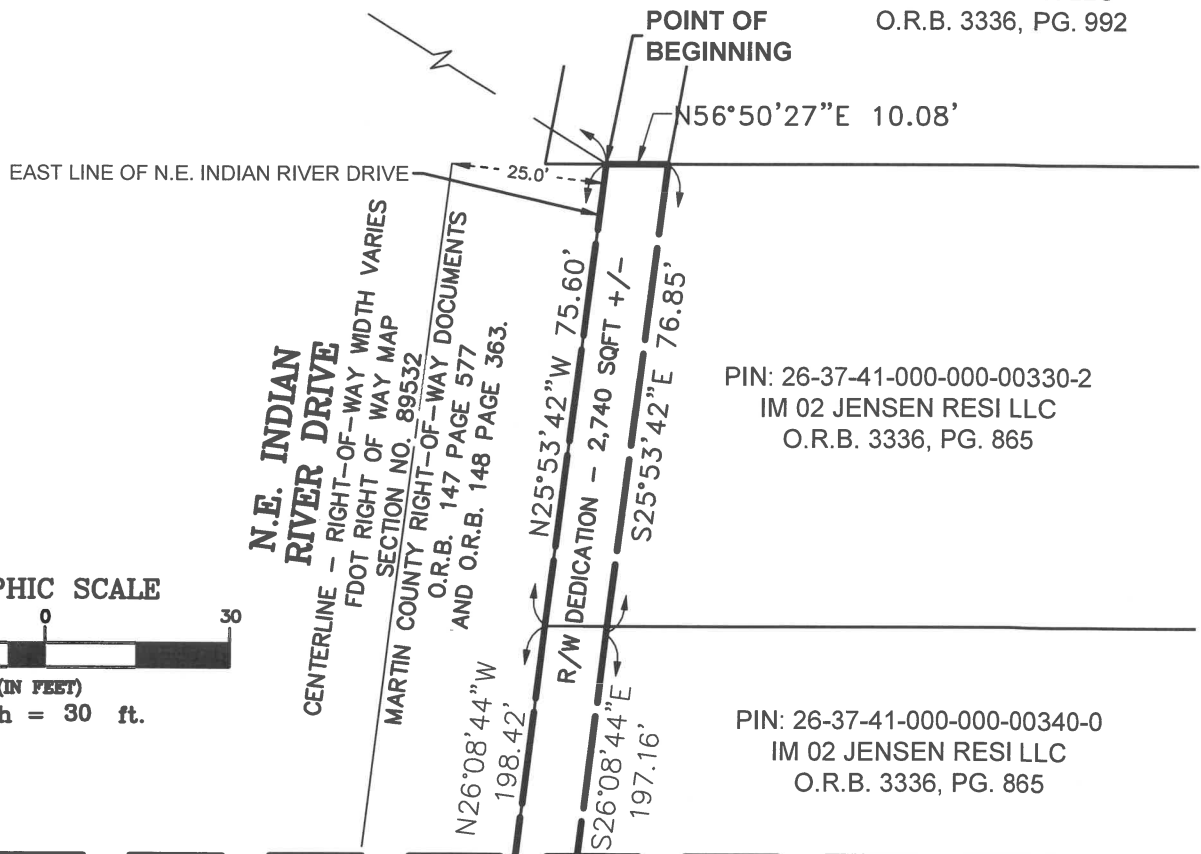
POINT OF COMMENCEMENT
 SOUTHEAST CORNER OF
 SECTION 26
 TOWNSHIP 37 SOUTH
 RANGE 41 EAST
 CCR# 30083



LEGEND
 O.R.B. = Official Records Book,
 Public Records of Martin County
 PIN = Parcel Identification Number

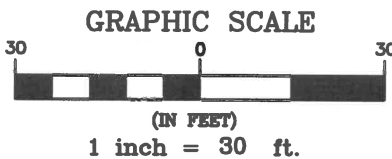


PIN: 26-37-41-000-000-00060-8
 IM 02 JENSEN LLC
 O.R.B. 3336, PG. 992



PIN: 26-37-41-000-000-00330-2
 IM 02 JENSEN RESI LLC
 O.R.B. 3336, PG. 865

PIN: 26-37-41-000-000-00340-0
 IM 02 JENSEN RESI LLC
 O.R.B. 3336, PG. 865



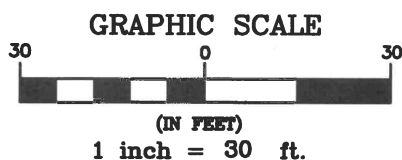
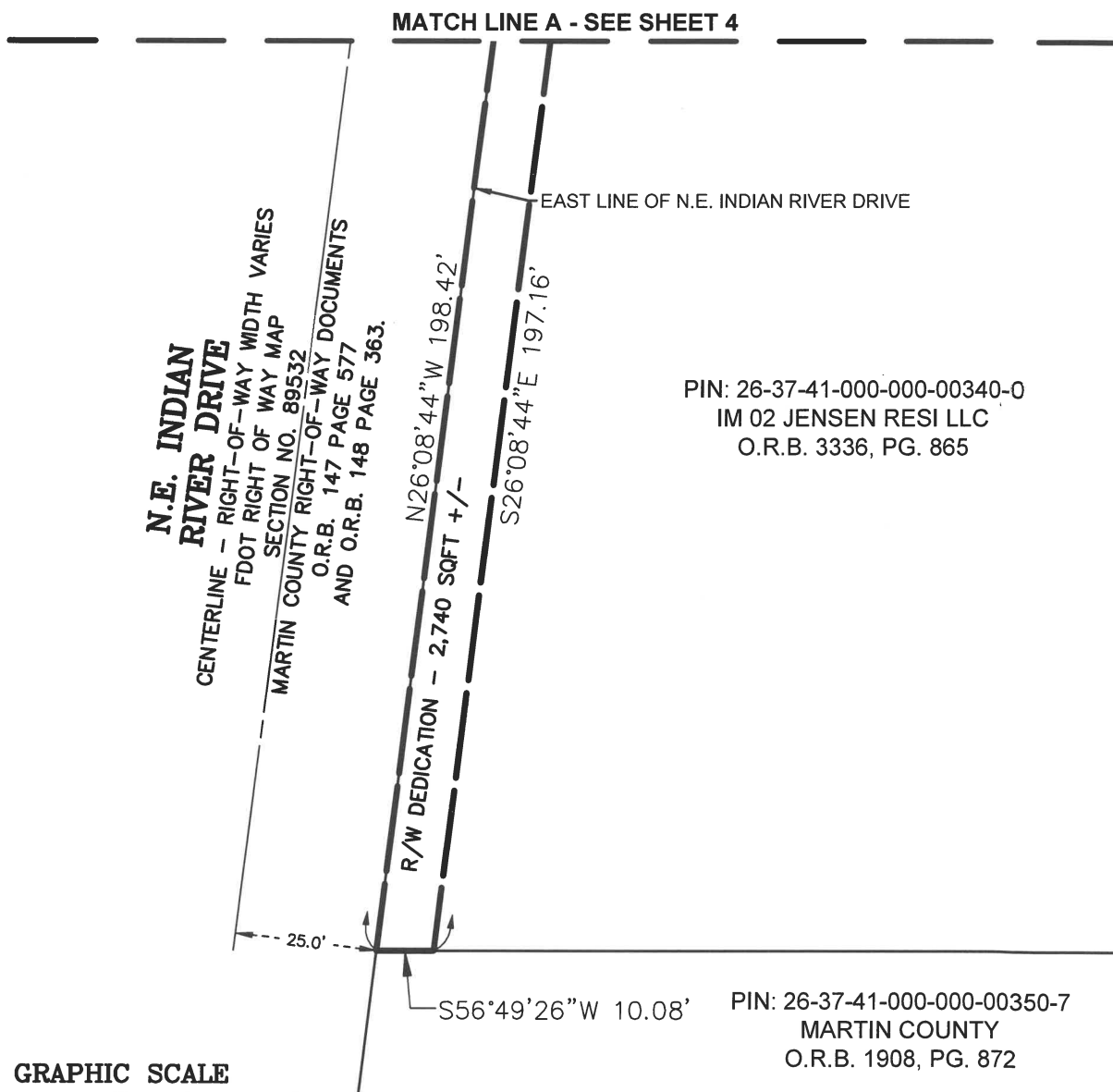
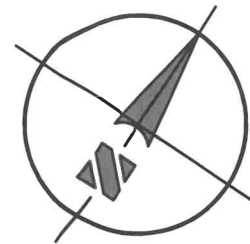
NOTE:
 This drawing does not represent
 a boundary survey and is based
 on office information only.

MATCH LINE A - SEE SHEET 4

2	GENERAL REVISIONS	4/21/2026	PA
1	Various revisions	11/4/25	GCY4
NO.	REVISIONS	DATE	BY

GCY INCORPORATED
 PROFESSIONAL SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION LB 4108
 CORPORATE OFFICE
 PO BOX 1469 • 1505 SW MARTIN HWY.
 PALM CITY, FL 34991
 (800) 386-1066 • WWW.GCYINC.COM

SKETCH & LEGAL FOR:		
IM 02 JENSEN RESI LLC		
MARTIN COUNTY		FLORIDA
Scale: 1"= 30'	Date: OCT. 2025	File & Drawing No.: 22-1016-03
Drawn By: G.C.Y. IV	Checked: P.A.	Sheet 3 OF 4



NOTE:

This drawing does not represent a boundary survey and is based on office information only.

LEGEND
O.R.B. = Official Records Book,
Public Records of Martin County
PIN = Parcel Identification Number



INCORPORATED
PROFESSIONAL SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION LB 4108

CORPORATE OFFICE
PO BOX 1469 • 1505 SW MARTIN HWY.
PALM CITY, FL 34901
(800) 385-1066 • WWW.GCYINC.COM

SKETCH & LEGAL FOR:

IM 02 JENSEN RESI LLC

MARTIN COUNTY

FLORIDA

Scale:
1"= 30'

Date:
OCT. 2025

Drawn By:
G.C.Y. IV

Checked:
P.A.

File & Drawing No.:
22-1016-03

Sheet

4 OF **4**

1	GENERAL REVISIONS	4/21/2026	PA
NO.	REVISIONS	DATE	BY