



Recorded in Martin County, FL 5/31/2017 10:23 AM

Carolyn Timmann, Clerk of the Circuit Court & Comptroller

Rec Fees: \$35.50

CFN#2637760 BK 2928 PG 476 PAGE 1 of 4

Return to:

Robert S. Raynes, Jr., Esq.

Gunster, Yoakley & Stewart, P.A.

800 SE Monterey Commons Blvd.

Suite 200

Stuart, FL 34996

Courthouse Box #40

RECORDING COVER SHEET

UNITY OF TITLE

Owner: Benjamin K. Sharfi as Trustee of the Benjamin Sharfi 2002 Trust dated 12/18/2002

Martin County Growth Management Department
 2401 S. E. Monterey Road, Stuart, FL 34996
 772-288-5501 www.martin.fl.us

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 Martin County Growth Management Department

UNITY OF TITLE

In consideration of the issuance of a permit to **BENJAMIN K. SHARFI AS TRUSTEE OF THE BENJAMIN SHARFI 2002 TRUST DATED December 18, 2002**, as Owner, for the construction of a single family residence and any accessory structures in Martin County, Florida, and for other good and valuable considerations, the undersigned hereby agrees to restrict use of lands described in **Exhibit A** attached hereto in the following manner:

Read carefully.

- ✓ **Check Box 1. - if property is non-platted/non-condominium or**
- ✓ **Check Box 2. - if property is a platted subdivision or**
- ✓ **Check Box 3. - if property is a condominium, as applicable.**

1. Non-Platted/Non-Condominium. That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot and parcel of land; with the sole exception being that a portion of said property may be sold, transferred, devised or assigned to any governmental entity.

OR

2. Platted Subdivision (Non-Condominium). That said property shall be considered as one plat and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot and parcel of land; however that (a) individual subdivision lots may be conveyed upon approval and recordation of the plat of _____, (b) phases or portions of phases that comply with the requirements contained within the development orders may be conveyed separately upon final site plan approval of that phase or portion of a phase, (c) common elements, common open areas and developed recreation areas may be conveyed to a property owners' association or other similar entity as deemed appropriate by the Board of County Commissioners, so long as such conveyance shall be subject to the express restriction that use of the subject property shall only be for the use described on the final site plan and plat, and (d) other portions of the subject property may be conveyed and used or maintained by governmental, environmental, charitable or other organizations or agencies for such purposes as the Board of County Commissioners may deem appropriate, with the sole exception being that a portion of said property may be sold, transferred, devised, or assigned to any governmental entity.

OR

3. Condominium. That said property shall be developed as a condominium in which the underlying common elements shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised or assigned separately, except in its entirety as one plot or parcel of land, with the sole exception being that if any of the condominium

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units are developed as "land units" those parcels may be sold, transferred, devised or assigned subject to being part of the condominium and subject to the declaration of condominium pursuant to which they were established, or a portion of said property sold, transferred, devised, or assigned to any governmental entity.

4. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, its successors, heirs and assigns until such time as the same may be released in writing by the Martin County Board of County Commissioners.

5. The undersigned further agrees that this instrument shall be recorded in the Public Records of Martin County.

6. Nothing herein contained shall limit, in any manner, the Owner, or its successors or assigns, to mortgage or encumber the property or any part thereof.

Signed, acknowledged and notarized on this 30th day of May, 2017.

WITNESSES:

Sign: A
Print: Ryan Boster
Sign: Kevin Kuzda
Print: KEVIN KUZDA

OWNER:

By: [Signature]
Benjamin K. Sharfi as Trustee of the
Benjamin Sharfi 2002 Trust dated
December 18, 2002

Address: 73 N Sewalls Point Rd.
Stuart, FL 34996

STATE OF FLORIDA
COUNTY OF MARTIN

I HEREBY CERTIFY that the foregoing Unity of Title was acknowledged before me this 30th day of May, 2017, by Benjamin K. Sharfi as Trustee of the Benjamin Sharfi 2002 Trust dated December 18, 2002. He () is personally known to me or () has produced _____ as identification.

[STAMP]



NOTARY PUBLIC

[Signature]
Name: Shannon S. McCullough
State of Florida at large
My commission expires: 8-11-18

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**EXHIBIT A
(Legal Description)**

PARCEL 1:

The East ½ of Tract 43, Section 17, Township 38, Range 40, PALM CITY FARMS, according to the Plat thereof, as recorded in Plat Book 6, at Page 42, of the Public Records of Martin County, Florida (Plat initially recorded in Palm Beach County, Florida.)

PARCEL 2:

The West ½ of Tract 43, Section 17, of Township 38 South, Range 40 East, PALM CITY FARMS, according to the Plat thereof, as recorded in Plat Book 6, at Page 42, of the Public Records of Martin County (Plat initially recorded in Palm Beach County, Florida.)

Parcel ID Numbers: 17-38-40-000-043-00000.00000 and 17-38-40-000-043-000.01

AND

Tract 38, Section 17, Township 38 South, Range 40 East, PALM CITY FARMS, according to the Plat thereof recorded in Plat Book 6, Page 42, Public Records of Palm Beach (now Martin) County, Florida,

Parcel Identification Number: 17-38-40-000-038-00000.00000