



City of Stuart

**MAGISTRATE HEARING DOCKET
CITY OF STUART, FLORIDA
121 S.W. FLAGLER AVE.
STUART, FLORIDA 34994**

**September 16, 2021 AT 10:00 AM
Commission Chambers**

Agenda items are available on our website at <http://www.cityofstuart.us>
Phone: (772) 288-5306 . Fax: (772) 288-5305 . E-mail: mkindel@ci.stuart.fl.us

In compliance with the Americans with Disabilities Act (ADA), anyone who needs a special accommodation to attend this meeting should contact the City's ADA coordinator at 772-288-5306 at least 48 hours in advance of the meeting, excluding Saturday and Sunday.

If a person decides to appeal any decision made by the Board with respect to any matter considered at this meeting, he will need a record of the proceeding, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

WHAT IS CIVILITY?: Civility is caring about one's identity, needs and beliefs without degrading someone else's in the process. Civility is more than merely being polite. Civility requires staying "present" even with those persons with whom we have deep-rooted and perhaps strong disagreements. It is about constantly being open to hear, learn, teach and change. It seeks common ground as a beginning point for dialogue. It is patience, grace, and strength of character. Civility is practiced in our City Hall.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

VIOLATION HEARINGS

1. City of Stuart vs Leah Bell

CE21050040

Status Conference

V. Lorenzo

ADJOURNMENT

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
MAGISTRATE HEARING DOCKET**

Meeting Date: 9/16/2021

Narrative:

Status Conference

Magistrate Action:

ATTACHMENTS:

<i>Description</i>	<i>Upload Date</i>	<i>Type</i>
Exhibits A & B	9/15/2021	Exhibit



Prepared by: MORGAN GREENE
723 NW 30TH AVENUE
OCALA, FL 34475

Quitclaim Deed

The Quit Claim Deed executed this 6TH day of AUGUST, 2021, by first party,
Grantor, LEAH MEREDITH FRANKLIN ~~LEAH~~ MAGER BELL
whose post office address is 644 BRYANT AVENUE STUART FLORIDA
to second party, Grantee MORGAN GREENE
whose post office address is 723 NW 30TH AVENUE OCALA FLORIDA 34475

Witnesseth, that the said first party, for the sum of \$ 10.00, and other good and valuable
consideration paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and
quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the
following described parcel of land, and improvements, and appurtenance thereto in Clay County, Florida to wit:

SEE ATTACHMENT "A"

In witness whereof, the said first party has signed and sealed these presents the day and year first above written, sealed
and delivered in presence of:

CM Wyckoff
Witness Signature

CM Wyckoff
Printed Name

[Signature]
Witness Signature

ANNAIZ MARTINEZ
Printed Name

[Signature]
Grantor Signature

Leah Bell
Printed Name

[Signature]
Grantor Signature

[Signature]
Printed Name

County of: Palm Beach State of: Florida

Sworn to and subscribed before me this 6TH day of AUGUST, 2021 The Party of the first part
appeared, personally known to me/produced a valid ID, and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s) upon behalf of
which the person(s) acted, executed the instrument. Witness my hand an official seal.



Anaiz Martinez
State of Florida
My Commission Expires 11/30/2021
Commission No. GG 164563

[Signature]
Notary signature

CITY EXHIBIT

A

ATTACHMENT "A"

**LOT 122, H.W. Bessey Addition to the Town of Stuart,
Florida, according to the map or plat thereof as recorded in
Plat Book 2 Page 14 Public Records of Palm Beach (now
Martin) County, Florida.**

Copy
Copy
Copy

Clear/Reset

WELLS
FARGO**Acknowledgment by Individual**

State of

County of

FLORIDA

PALM BEACH

On ~~the~~ **6TH** day of **AUGUST**, 20 **21**. Before me, **ANAHIZ MARTINEZ**
Name of Notary Public

the undersigned Notary Public, personally appeared

LEAH MEREDITH FRANKLIN MAGER BELL

Name of Signer(s)

☐ Proved to me on the oath of _____☐ Personally known to me☒ Proved to me on the basis of satisfactory evidence **VALID DRIVERS LICENSE**

(Description of ID)

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed it.

WITNESS my hand and official seal.

Anahiz Martinez
State of Florida
My Commission Expires 11/30/2021
Commission No. GG 184563

Notary Seal

(Signature of Notary Public)My commission expires **November 30, 2021**

For Bank Purposes Only

Description of Attached Document

Type or Title of Document

Document Date

Number of Pages

Signer(s) Other Than Named Above

Account Number (if applicable)

Optional: A thumbprint is
only needed if state stat-
utes require a thumbprint.Right Thumbprint
of Signer

Top of thumb here



F001-00000DSG5350-01



Recorded in Martin County, FL 8/31/2021 2:57 PM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: \$10.00
CFN#2911559 BK 3253 PG 764 PAGE 1 of 1

This instrument prepared by:
City Attorney
121 SW Flagler Ave.
Stuart, FL 34994

PCN# 05-38-41-001-000-01220-4
Case # CE21050040

RELEASE

NOTICE IS HEREBY GIVEN by the City of Stuart, Florida that the Order Finding Violation recorded in the Public Records of Martin County, Florida at Official Record Book 3229, Page 662 against real property owned by **LEAH MEREDITH FRANKLIN BELL**, is now in compliance and all fines have been paid. The real property is legally described as:

Lot 122, H.W. Bessey Addition to the Town of Stuart, Florida, according to the map plat thereof as recorded in Plat Book 2, Page 14, Public Records of Palm Beach (now Martin) County, Florida.

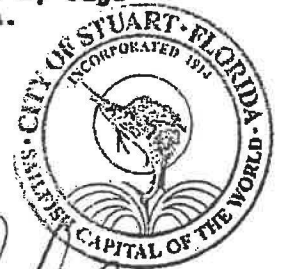
Property known as 644 S.W. Bryant Avenue, Stuart, Florida

DATE: August 31, 2021.

ATTEST:


MARY R. KINDEL
CITY CLERK


EULA R. CLARKE
MAYOR



ACKNOWLEDGMENT

I CERTIFY that on this date before me, Ryanne N. Cavo, an officer duly authorized in the state and county named above to take acknowledgments, personally appeared Eula R. Clarke and Mary R. Kindel, who are known by me to be the persons described in and who executed the foregoing instrument as Mayor and City Clerk, respectively, of the CITY OF STUART, a municipal corporation of the State of Florida. They acknowledged before me that they executed the foregoing instrument as such officers in the name and on behalf of the City, and that they also affixed thereto the official seal of the City.

EXECUTED and sealed by me at Stuart, Florida on August 31, 2021.




Ryanne N. Cavo, Notary Public
State of Florida

CITY EXHIBIT B