

This instrument prepared by & return to: Taylor O'Brien
Atlantic Coastal Land Title Company LLC
855 21st Street, Suite C
Vero Beach, FL 32960
Consideration: \$22,400.00
Rec.: \$00
Tax ID No: 3239260000800000011.0
Our File: 2023-6849

General Warranty Deed

Made this 28th day of June, 2023 by Willie James Cobb, Single, whose post office address is: 4204 24th Court, Vero Beach, FL 32967, hereinafter called the grantor, to: Indian River County, a political subdivision of the State of Florida, whose post office address is: 1801 27th Street, Vero Beach, FL 32960, hereinafter called the grantee,

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: that the grantor, for and in consideration of the sum of Twenty-Two Thousand Four Hundred and 00/100 Dollars (\$22,400.00), and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Indian River, Florida, viz:

Being a Parcel of land lying in portion's of Lot's 11 and 12, according to the Plat of Epsy's Subdivision, as recorded in Plat Book 2, Page 36, Public Records of Saint Lucie County, Florida, said Parcel now lying and being in Indian River County, Florida, said Parcel being more particularly described as follows:

Beginning at the Northeast corner of said Lot 12, thence South 00 degrees 17 minutes 34 seconds East, along the East line of said Lot 12, and the West right of way line of 21st Avenue (being a 30.00 foot wide right of way) a distance of 45.00 feet; thence departing the East line of said Lot 12, North 45 degrees 06 minutes 27 seconds West, a distance of 28.37 feet; thence North 89 degrees 55 minutes 16 seconds West, along a line that is 25.00 feet South of, and parallel with, as measured at right angles to, the North line of said Lot's 11 and 12, a distance of 88.03 feet to the West line of said Lot 11; thence North 00 degrees 17 minutes 34 seconds West, along said West line a distance of 25.00 feet to the Northwest corner of said Lot 11; thence South 89 degrees 55 minutes 16 seconds East, along the North line of said Lot's 11 and 12, said line also being the South right of way line of 41st Street (South Gifford Road) being a 55.0 foot wide right of way, said line also being 15.0 feet South of and parallel with, as measured at right angles to, the South line of the Northwest One Quarter of Section 26, Township 32 South, Range 39 East, a distance of 108.00 feet to the Point of Beginning.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: 3239260000800000011.0

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

To Have and to Hold, the same in fee simple forever.

And 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 and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2022.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witness
Printed Name: Jason A. Beal

Willie J. Cobb
Willie James Cobb

Witness
Printed Name: Taylor O'Brien

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of June, 2023 by Willie James Cobb who is personally known or has produced a driver's license as identification.

[Seal]

[Signature]
Notary Public
Print Name: _____
My Commission Expires: _____



