

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: \$2,500,000.00
Rec.: \$00
Tax ID No: 32390500001013000001.1
Our File: 2025-7635

General Warranty Deed

Made this 29th day of October, 2025 by AC Veterinary Specialty Services, LLC, a Florida Limited Liability Company, whose post office address is: 6580 69th Street, 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 Two Million Five Hundred Thousand and 00/100 Dollars (\$2,500,000.00), 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:

The West 12 acres of Tract 13, Section 5, Township 32 South, Range 39 East, according to the Plat of Indian River Farms Company, recorded in Plat Book 2, Page 25, Public Records of Saint Lucie County, Florida; said land now lying and being in Indian River County, Florida. LESS AND EXCEPT that portion of the property that lies within the right of way of 69th Street.

LESS AND EXCEPT that Parcel conveyed by Statutory Warranty Deed recorded in Official Records Book 2200, Page 1689, Public Records of Indian River County, Florida.

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: 32390500001013000001.1

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 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 .

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:

AC Veterinary Specialty Services, LLC, a Florida Limited Liability Company

By: Angela Cail
Angela Cail, Manager

Witness

Jason A. Beal
Printed Name: Jason A. Beal
P.O. Address: 855 21st Street, Suite C
Vero Beach FL 32960

Witness

Jason A. Beal
Printed Name: Jason A. Beal
P.O. Address: 855 21st Street, Suite C
Vero Beach FL 32960

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29th day of October, 2025 by Angela Cail, Manager of AC Veterinary Specialty Services, LLC who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



TAYLOR O'BRIEN
Notary Public
State of Florida
Comm# HH483487
Expires 2/17/2028

Notary Public

Print Name: Taylor O'Brien

My Commission Expires: _____

THIS INSTRUMENT PREPARED BY:

Atlantic Coastal Land Title Company LLC
 855 21st Street, Suite C
 Vero Beach, FL 32960
 Consideration: \$2,500,000.00
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 Tax ID No: 32390500001013000001.1
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LIMITED LIABILITY COMPANY AFFIDAVIT

State of Florida

County of Indian River

Before me, the undersigned authority, personally appeared Angela Cail, Manager of AC Veterinary Specialty Services, LLC, who being first duly sworn, on oath deposes and says that:

1. He/She is a member/manager of the AC Veterinary Specialty Services, LLC
2. Said limited liability company is currently in existence under valid articles of organization and regulations and has not been terminated or dissolved.
3. The following parties are all of the member/managers of said limited liability company: Angela Cail, Manager of AC Veterinary Specialty Services, LLC
4. Angela Cail, Manager of AC Veterinary Specialty Services, LLC, is authorized by the articles or organization or regulations to execute deeds and mortgages on behalf of the limited liability company, and all necessary consent have been obtained.
5. Neither the limited liability company nor any of the members are currently debtors in any bankruptcy proceeding, and this conveyance or mortgage is in the ordinary course of business.
6. This affidavit is given to induce Westcor Land Title Insurance Company to issue its title policy insuring the contemplated transaction.
7. Affiant further states that he is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has fully read this affidavit and understands its contents.

AC Veterinary Specialty Services, LLC

By: 

Angela Cail, Manager

State of Florida


County of Indian River

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 29th day of October, 2025 by Angela Cail, Manager of AC Veterinary Specialty Services, LLC who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



TAYLOR O'BRIEN
 Notary Public
 State of Florida
 Comm# HH483487
 Expires 2/17/2028

Notary Public Print Name: Taylor O'Brien

My Commission Expires: _____