

Prepared by and return to:

This instrument prepared by: **Jason Beal**  
**Atlantic Coastal Land Title Company LLC**  
**855 21st Street, Suite C**  
**Vero Beach, FL 32960**  
**(772) 569-4364**  
File No.: **2023-6902**

\_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_

### WARRANTY DEED

**This Warranty Deed** Made this **19th day of September, 2023** by **Harish Sadhwani and Deepti Sadhwani, husband and wife**, hereinafter called the grantor, whose post office address is: 1840 Bayview Court, Vero Beach FL32963

to: **Indian River County, a political subdivision of the State of Florida**, whose post office address is: 1801 27<sup>th</sup> Street, Vero Beach FL 32960, hereinafter called the grantee,

**WITNESSETH:** That said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other valuable 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 County, Florida**, viz:

#### SEE ATTACHED EXHIBIT A – LEGAL DESCRIPTION

**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 , reservations, restrictions and easements of record, if any. (The terms “grantor” and “grantee” herein shall be construed to include all genders and singular or plural as the context indicates)

*Pursuant to Rule 12B-4.013(4), F.A.C., this deed is being given to a governmental entity under threat of condemnation or as a part of an out-of-court settlement of condemnation proceedings and is not subject to tax.*

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

[Signature]  
Witness  
Printed Name: Jason A. Beal

[Signature]  
Harish Sadhwani

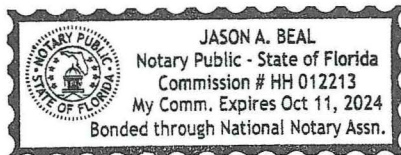
[Signature]  
Witness  
Printed Name: Mamta Lulla

[Signature]  
Deepti Sadhwani

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 19th day of September, 2023 by Harish Sadhwani and Deepti Sadhwani who  are personally known or  have produced drivers' licenses as identification.

[Seal]



[Signature]  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

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EXHIBIT A – LEGAL DESCRIPTION

The East 30 acres of Tract 8, Section 7, Township 32 South, Range 39 East, less the West 10 acres thereof, Indian River Farms Company, according the map or plat thereof as recorded in Plat Book 2, Page 25, of the Public Records of Saint Lucie County, Florida; said land now lying and being in Indian River County, Florida.

LESS AND EXCEPT therefrom the following:

Less the South 30 feet thereof.

Also, less Parcel 105, as described in Official Records Book 3370, Page 1074:

All that certain piece, parcel or tract of land situate, lying and being a portion of Tract 8, Section 7, Township 32 South, Range 39 East, according to the last general plat of lands of the Indian River Farms Company as recorded in Plat Book 2, Page 25 of the Public Records of Saint Lucie County, Florida, now lying and being in Indian River County, Florida; said lands being more particularly described as follows, to wit;

Commencing for reference at the East 1/4 corner of said Section 7;

Thence, bearing North 00 degrees 00 minutes 25 seconds East, along the East line of said Section 7, a distance of 30.72 feet, to a point;

Thence, leaving said East line, bearing North 89 degrees 59 minutes 35 seconds West, a distance of 50.00 feet to a point on the North right of way line of 65th Street and the Point and Place of Beginning of the herein described Parcel;

Thence bearing North 89 degrees 10 minutes 25 seconds West, along said North line, a distance of 651.57 feet to a point of the West line of the East 20 acres of said Tract 8;

Thence leaving said North line, bearing North 00 degrees 00 minutes 25 seconds East, along said West line, a distance of 50.01 feet to as point;

Thence leaving said West line, bearing South 89 degrees 10 minutes 25 seconds East, a distance of 455.55 feet to a point;

Thence bearing North 45 degrees 25 minutes 00 seconds East, a distance of 56.16 feet to a point;

Thence bearing North 00 degrees 00 minutes 25 seconds East, a distance of 1,218.73 feet to a point on the North line of said Tract 8;

Thence bearing South 89 degrees 24 minutes 50 seconds East, along said North line, a distance of 156.01 feet to a point on the East line of said Tract 8;

Thence bearing South 00 degrees 00 minutes 25 seconds West, along the East line of said Tract 8, a distance of 1,309.39 feet to the Point of Beginning.

Subject to all easements, conditions and restrictions as contained within the chain of title.

Also, less Parcel 105 Stormwater Management Facility, as described in Official Records Book 3370, Page 1074:

All that certain piece, parcel or tract of land situate, lying and being a portion of Tract 8, Section 7, Township 32 South, Range 39 East, according to the last general plat of lands of the Indian River Farms Company as recorded

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in Plat Book 2, Page 25 of the Public Records of Saint Lucie County, Florida, now lying and being in Indian River County, Florida; said lands being more particularly described as follows, to wit;

Commencing for reference at the East 1/4 corner of said Section 7;

Thence, bearing North 00 degrees 00 minutes 25 seconds East, along the East line of said Section 7, a distance of 1,339.60 feet, to a point;

Thence, leaving said East line, bearing North 89 degrees 24 minutes 50 seconds West, a distance of 50.00 feet to the Northeast corner of said Tract 8;

Thence bearing North 89 degrees 24 minutes 50 seconds West, along the North line of said Tract 8, a distance of 156.01 feet to the Point and Place of Beginning of the herein described Parcel;

Thence leaving said North line, bearing South 00 degrees 00 minutes 25 seconds West, a distance of 50.00 feet to as point;

Thence bearing North 89 degrees 24 minutes 50 seconds West, a distance of 163.00 feet to a point;

Thence bearing South 21 degrees 12 minutes 15 seconds West, a distance of 347.22 feet to a point;

Thence bearing North 89 degrees 24 minutes 50 seconds West, a distance of 206.97 feet to a point on the West line of the East 20 acres of said Tract 8;

Thence bearing North 00 degrees 00 minutes 25 seconds East, along said West line, a distance of 375.00 feet to the point on the aforementioned North line of said Tract 8;

Thence leaving said West line, bearing South 89 degrees 24 minutes 50 seconds East, along said North line, a distance of 495.53 feet to the Point of Beginning.

Subject to all easements, conditions and restrictions as contained within the chain of title.