

This instrument prepared by:
Bruce Barkett, Esq.
Collins Brown Barkett, Chartered
756 Beachland Boulevard
Vero Beach, FL 32963

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 18th day of September, 2025, by **SEBASTIAN RIVER IMPROVEMENT DISTRICT**, whose address is: c/o Special District Services Inc., 2501 a Burns Road, Palm Beach Gardens, FL 33410, first party, to **INDIAN RIVER COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is: 1801 27th Street, Vero Beach, FL 32960, second party.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the first party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Indian River, State of Florida, to-wit:

A parcel of land lying in the Southeast 1/4 of Section 36, Township 32 South, Range 38 East, Indian River County, Florida, and being described as follows:

Commencing at the Southeast corner of said Section 36, run N00°17'28"E, along the East section line of said Section 36, for a distance of 90.00 feet to the point of beginning of the herein described parcel of land;

From the point of beginning run N89°43'43"W for a distance of 40.00 feet to a point; said point being on the North right of way line of 26th Street; thence depart said North right of way line and run N00°17'28"E along a line 40.00 feet West of and parallel with the East section line of said Section 36, for a distance of 2,428.25 feet to a point; thence run N22°06'53"E for a distance of 107.60 feet to a point; said point being the intersection of the South right of way line of 33rd Street and the east section line of said Section 36; thence run S00°17'28"W, along the east section line of said Section 36, for a distance of 2528.13 feet to the point of beginning.

Said parcel of land contains approximately 2.28 acres (99,127.53 sq./ft.)

(Sketch of legal description also attached hereto as Exhibit "A")


APPROVED AS TO FORM
AND LEGAL SUFFICIENCY
BY 
SUSAN J. PRADO
DEPUTY COUNTY ATTORNEY

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to December 31, 2024.

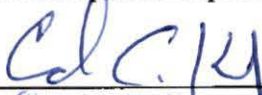
TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

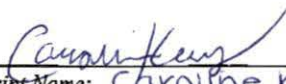
IN WITNESS WHEREOF, the said first party has signed and sealed their presents the day and year first above written.

Signed, sealed and delivered
in our presence:


Print Name: Nicholas Capas
P.O. Address: 1601 W Camino Del Rio 32963

Sebastian River Improvement District,
A Florida independent special district


By: 
Name: Chad Kelly
As: Vice-Chairman

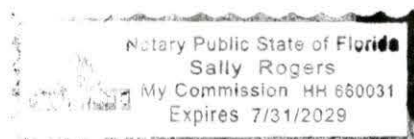

Print Name: Caroline Kelly
P.O. Address: _____

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of September 2025, by Chad Kelly as Vice-Chairman of Sebastian River Improvement District, on its behalf, who is ☒ personally known to me or who has ☐ produced _____ as identification.

{Notary Stamp}


Notary Public
My commission expires: 7/31/2029



SKETCH OF LEGAL DESCRIPTION

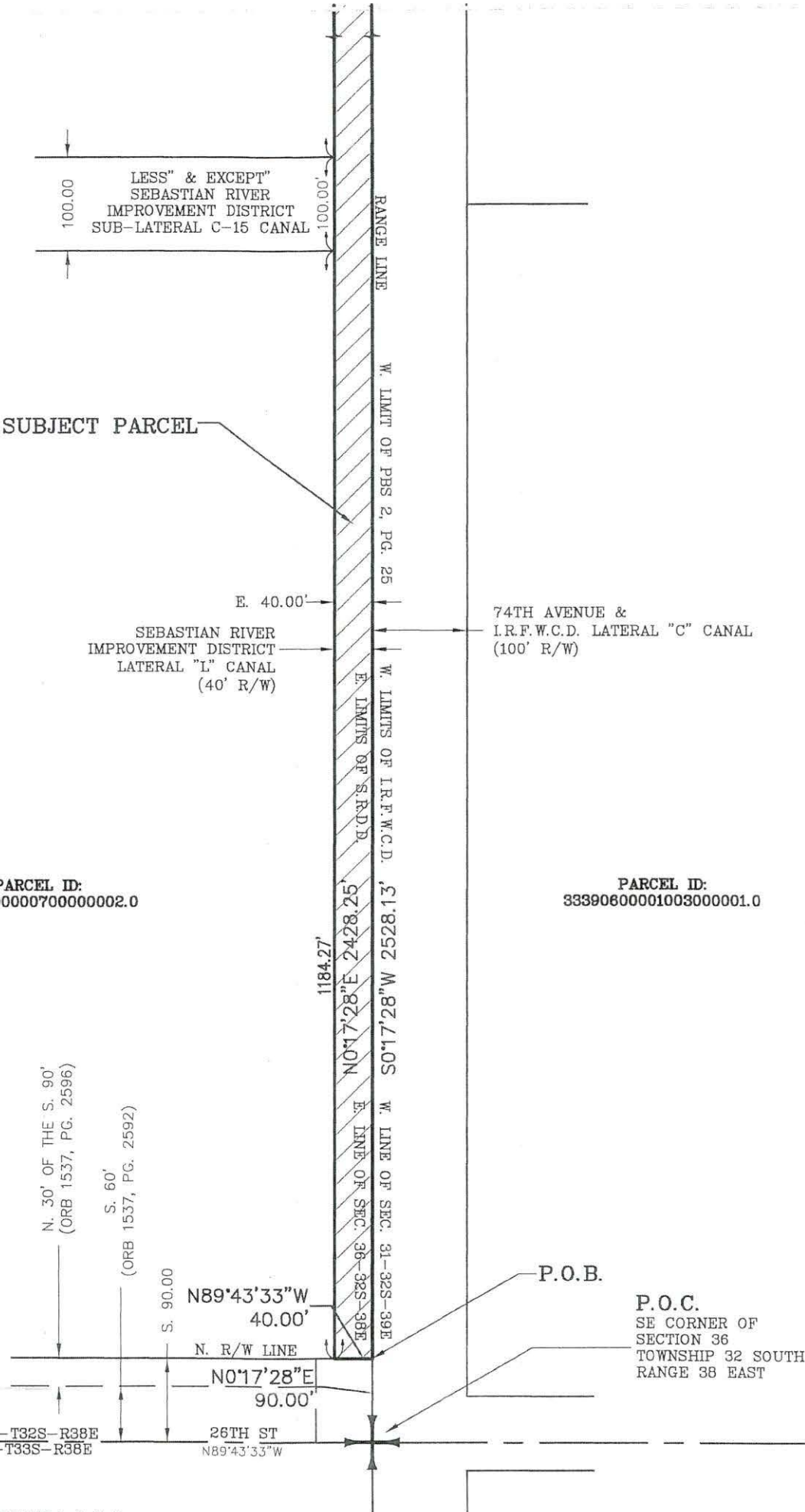
EXHIBIT "A"

PROJ.# 21-108



NORTH
SCALE: 1" = 150'

MATCHLINE-SEE SHEET 2



PARCEL ID:
33383600000700000002.0

PARCEL ID:
33390600001003000001.0

MERIDIAN
LAND SURVEYORS
1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL. 32960 LB#6905
PHONE: 772-794-1213, FAX: 772-794-1096
EMAIL: INFO@MLS-LB6905.COM



THIS SKETCH OF DESCRIPTION ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA REGISTERED SURVEYOR AND MAPPER NAMED HEREON WHICH SIGNATURE AND SEAL MAY BE FOUND AT THE END OF THE ATTACHED REPORT. THE PLAT AND REPORT ARE NOT FULL AND COMPLETE WITHOUT ONE ANOTHER.

9-2-25
DMS

9-2-25
Dm

SKETCH OF LEGAL DESCRIPTION

EXHIBIT "A"

PROJ.# 21-108

- * SKETCH OF DESCRIPTION — NOT A FIELD BOUNDARY SURVEY
- * THIS SURVEY PERFORMED BY:
HOUSTON, SCHULKE, BITTLE & STODDARD, INC. L.B.#6905
d.b.a. MERIDIAN LAND SURVEYORS
1717 INDIAN RIVER BOULEVARD, SUITE 201
VERO BEACH, FLORIDA 32960
- * PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE:
BILLY M. MOODY P.S.M.# 5336

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 32 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36, RUN N00°17'28"E, ALONG THE EAST SECTION LINE OF SAID SECTION 36, FOR A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

FROM THE POINT OF BEGINNING RUN N89°43'43"W FOR A DISTANCE OF 40.00 FEET TO A POINT; SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF 26TH STREET; THENCE DEPART SAID NORTH RIGHT OF WAY LINE AND RUN N00°17'28"E ALONG A LINE 40.00 FEET WEST OF AND PARALLEL WITH THE EAST SECTION LINE OF SAID SECTION 36, FOR A DISTANCE OF 2,428.25 FEET TO A POINT; THENCE RUN N22°06'53"E FOR A DISTANCE OF 107.60 FEET TO A POINT; SAID POINT BEING THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF 33RD STREET AND THE EAST SECTION LINE OF SAID SECTION 36; THENCE RUN S00°17'28"W, ALONG THE EAST SECTION LINE OF SAID SECTION 36, FOR A DISTANCE OF 2528.13 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS APPROXIMATELY 2.28 ACRES (99,127.53 SQ./FT.)

ABBREVIATIONS:

I.R.F.W.C.D. — INDIAN RIVER FARMS WATER CONTROL DISTRICT
O.R.B. — OFFICIAL RECORDS BOOK
(P) — PLAT
R/W — RIGHT-OF-WAY
S.R.D.D. — SEBASTIAN RIVER IMPROVEMENT DISTRICT



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STATE OF FLORIDA
BILLY M. MOODY
P.S.M. #5336
2/12/2015

SHEET 3 OF 3

9-2-25
DM