

3120250015748 RECORDED IN THE RECORDS OF RYAN L. BUTLER, CLERK OF CIRCUIT COURT INDIAN RIVER CO FL
BK: 3764 PG: 2435, 3/31/2025 3:45 PM D DOCTAX PD \$9,800.00

Prepared by and return to:

May Lee
Paralegal
Barry G. Segal, P.A.
3096 Cardinal Drive Suite 2C
Vero Beach, FL 32963
772-567-5552
File Number: 24-455
Will Call No.: Box 92

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Warranty Deed

This Warranty Deed made this 28th day of March, 2025 between **Rocker Sebastian LLC**, a Florida limited liability company whose post office address is **791 Crandon Boulevard, #1206, Key Biscayne, FL 33149**, grantor, and **Indian River County**, a political subdivision of the State of Florida whose post office address is **1801 27th Street, Vero Beach, FL 32960**, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Indian River County, Florida** to-wit:

Commencing at the Southeast corner of Government Lot 3, Section 8, Township 31 South, Range 39 East, Run North 89°36'19" West a distance of 48.93 feet to a point on the present West right of way line of U.S. Highway #1, said point being the point of beginning for the following metes and bounds description: From said point of beginning run North 89°36'19" West on the South line of said Government Lot 3 a distance of 585.38 feet to a point on the East right of way line of a county road, said right of way being 30 feet East of and parallel to the East right of way line of the Florida East Coast Railroad. From said point run North 21°42'19" West and parallel to the aforesaid East right of way of the Florida East Coast Railroad a distance of 1295.94 feet to a point on the East right of way line of aforesaid county road; thence run North 89°36'19" West a distance of 32.37 feet to the East right of way line of the Florida East Coast Railroad; thence run North 21°42'19" West along aforesaid East right of way line of the Florida East Coast Railroad a distance of 134.26 feet to a point on the North line of aforesaid Government Lot 3; thence run South 89°38'19" East along said North line of Government Lot 3 a distance of 499.15 feet to a point on the West right of way line of the present U.S. Highway No. 1; thence run South 25°57'59" East along the West right of way of U.S. Highway No. 1 a distance of 1479.39 feet to the point of beginning. All of the above land lying in that part of Government Lot 3, Section 8, Township 31 South, Range 39 East, Between the West right of way line of U.S. Highway No. 1 and the East right of way line of the Florida East Coast Railroad, less county road, LESS THE FOLLOWING DESCRIBED PARCEL: Commencing at the Southeast corner of Government Lot 3, Section 8, Township 31 South, Range 39 East, run North 89°36'19" West a distance of 48.93 feet to a point on the present West right of way line of U.S. Highway No. 1 said point being the Point of Beginning for the following metes and bounds description: From said point of beginning, run North 89°36'19" West on the South line of said Government Lot 3 a distance of 242.38 feet; thence run North 26°04'20" West, 370.42 feet; thence run South 89°35'15" East, 243.18 feet more or less to a steel pin on the aforesaid West right of way line of U.S. Highway No. 1; thence run South 25°57'59" East along said right of way line 370 feet to the point of beginning, AND ALSO, commencing at the Southeast corner of Government Lot 3, Section 8, Township 31 South, Range 39 East, run North 89°36'19" West a distance of 48.93 feet to a point on the present West right of way line of U.S. Highway No. 1; thence run North 89°36'19" West on the South line of said Government Lot 3, a distance of 242.38 feet to the point of beginning. From the point of beginning

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continue North 89°36'19" West, 343.0 feet to the East right of way line of county road, said right of way being 30 feet East of parallel to the East right of way line of the Florida East Coast Railroad; thence run North 21°42'19" West and parallel to the aforesaid East right of way of the Florida East Coast Railroad a distance of 358 feet to a point; thence run South 89°35'15" East, 312.60 feet; thence run South 26°04'20" East, 370.42 feet to the point of beginning.

Parcel Identification Number: 31-39-08-00000-0030-00002/0

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 **December 31, 2024**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

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Signed, sealed and delivered in our presence:

Edward Hernandez 

Witness Name:

Witness Address: 615 E 23rd St.

Hialeah, FL 33013

JEAN A. CALIXTE 

Witness Name:

Witness Address: 6200 SW 20th St

MIAMI FL 33123

Rocker Sebastian LLC, a Florida limited liability company

By: 

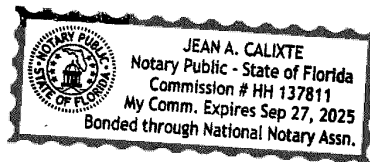
David Rocker, Managing Member

State of Florida

County of Indian River

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of March, 2025 by David Rocker, Managing Member of Rocker Sebastian LLC, a Florida limited liability company, on behalf of the company, who ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name:

My Commission Expires:

JEAN A. CALIXTE

SEP 27, 2025

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RESOLUTION**IN THE MATTER OF:**

ROCKER SEBASTIAN LLC,
a Florida limited liability company
(the "Company")
791 Crandon Boulevard
Apt. 1206
Key Biscayne, Florida 33149

Date of Formation: December 17, 2012

Sole Member: David Rocker

Since there has been presented to and discussed at this meeting a form of agreement of purchase and sale where property of Company is to be sold, conveyed, and transferred to Indian River County, a political subdivision of the State of Florida (Buyer), on the general terms and conditions as set forth in that certain contract between the Company and Buyer; and

Since the sole member and manager deem it to be for the best interests of the Company that the property, specifically, that property described in Exhibit "A", be sold, conveyed and transferred to Buyer as stated in the form of agreement of purchase and sale, a true copy of the form of which is to be inserted in the minute books of the Company immediately following the minutes of this meeting, it is hereby recommended that the transaction be consummated;

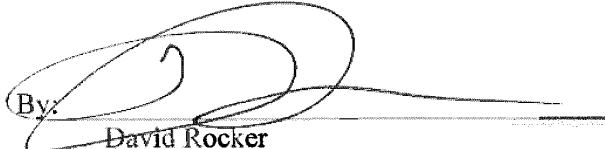
It is resolved that the Company sell, convey, assign, set over, transfer, and deliver to Buyer, the property described in Exhibit "A" pursuant to the terms and provisions of, and for the consideration provided in the agreement of purchase and sale which has been presented to and discussed at this meeting; and

The Sole Member of the Company is listed above and the party signing below constitutes the managing member of the Company.

Resolved further that David Rocker, the sole member is authorized, empowered, and directed to execute and deliver, on behalf of the Company, the contract of sale and, on behalf of the Company, to execute and deliver, on consummation of the sale, all the deeds, bills of sale, assignments, and other instruments of transfer, and do all other things, on behalf of the Company, convenient or necessary to carry out the contract of sale and to execute any and all documents, on behalf of the Company, to that end.

Dated: This ____ day of March, 2025

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By: 
David Rocker
Managing Member

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Exhibit "A"

Commencing at the Southeast corner of Government Lot 3, Section 8, Township 31 South, Range 39 East, Run North 89°36'19" West a distance of 48.93 feet to a point on the present West right of way line of U.S. Highway #1, said point being the point of beginning for the following metes and bounds description: From said point of beginning run North 89°36'19" West on the South line of said Government Lot 3 a distance of 585.38 feet to a point on the East right of way line of a county road, said right of way being 30 feet East of and parallel to the East right of way line of the Florida East Coast Railroad. From said point run North 21°42'19" West and parallel to the aforesaid East right of way of the Florida East Coast Railroad a distance of 1295.94 feet to a point on the East right of way line of aforesaid county road; thence run North 89°36'19" West a distance of 32.37 feet to the East right of way line of the Florida East Coast Railroad; thence run North 21°42'19" West along aforesaid East right of way line of the Florida East Coast Railroad a distance of 134.26 feet to a point on the North line of aforesaid Government Lot 3; thence run South 89°38'19" East along said North line of Government Lot 3 a distance of 499.15 feet to a point on the West right of way line of the present U.S. Highway No. 1; thence run South 25°57'59" East along the West right of way of U.S. Highway No. 1 a distance of 1479.39 feet to the point of beginning. All of the above land lying in that part of Government Lot 3, Section 8, Township 31 South, Range 39 East, Between the West right of way line of U.S. Highway No. 1 and the East right of way line of the Florida East Coast Railroad, less county road, LESS THE FOLLOWING DESCRIBED PARCEL: Commencing at the Southeast corner of Government Lot 3, Section 8, Township 31 South, Range 39 East, run North 89°36'19" West a distance of 48.93 feet to a point on the present West right of way line of U.S. Highway No. 1 said point being the Point of Beginning for the following metes and bounds description: From said point of beginning, run North 89°36'19" West on the South line of said Government Lot 3 a distance of 242.38 feet; thence run North 26°04'20" West, 370.42 feet; thence run South 89°35'15" East, 243.18 feet more or less to a steel pin on the aforesaid West right of way line of U.S. Highway No. 1; thence run South 25°57'59" East along said right of way line 370 feet to the point of beginning, AND ALSO, commencing at the Southeast corner of Government Lot 3, Section 8, Township 31 South, Range 39 East, run North 89°36'19" West a distance of 48.93 feet to a point on the present West right of way line of U.S. Highway No. 1; thence run North 89°36'19" West on the South line of said Government Lot 3, a distance of 242.38 feet to the point of beginning. From the point of beginning continue North 89°36'19" West, 343.0 feet to the East right of way line of county road, said right of way being 30 feet East of parallel to the East right of way line of the Florida East Coast Railroad; thence run North 21°42'19" West and parallel to the aforesaid East right of way of the Florida East Coast Railroad a distance of 358 feet to a point; thence run South 89°35'15" East, 312.60 feet; thence run South 26°04'20" East, 370.42 feet to the point of beginning.