

Warranty Deed

THIS INDENTURE, made this 3rd day of February, 2023 between **OLD DIXIE 4086, LLC, a Florida limited liability company**, whose mailing address is 1820 Tarpon Lane, Apt 104, Vero Beach, FL 32960, hereinafter called GRANTOR, and **INDIAN RIVER COUNTY, a political subdivision of the State of Florida**, whose mailing address is 1801 27th Street, Vero Beach, Florida 32960, hereinafter called GRANTEE.

WITNESSETH:

That GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the GRANTEE, and GRANTEE'S successors and assigns forever, the following described land, situate, lying and being in Indian River County, Florida:

See Exhibit "A" and Exhibit "B" attached hereto and made a part hereof.

GRANTOR does hereby fully warrant the title to the land, and will defend the same against the lawful claims of all persons whomsoever.

Signed, sealed and delivered
in the presence of:

**OLD DIXIE 4086, LLC,
a Florida limited liability company**

Signature: [Signature]
Printed Name: William K. DeBraal

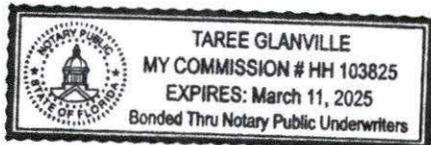
By: [Signature]
Jamie C. Conner
Managing Member

Signature: [Signature]
Printed Name: Andrew Sechen

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 3rd day of February, 2023 by Jamie C. Conner, managing member of OLD DIXIE 4086, LLC, a Florida limited liability company, on behalf of said entity, who is personally known or produced identification in the form of FL Drivers License
C560-423-59-189-0

NOTARIAL SEAL:



NOTARY PUBLIC
[Signature]
Printed Name: Taree Glanville
Commission No.: _____
Commission expiration: _____

Approved as to form and legal sufficiency:
By: [Signature]
William K. DeBraal
Deputy County Attorney

Sketch and Legal Description for: INDIAN RIVER COUNTY

Legal Description

EXHIBIT "A"

A PARCEL OF LAND BEING A PORTION OF LOT 1, ACCORDING TO THE PLAT OF EPSY'S SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 36, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID PARCEL NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA; LESS AND EXCEPT THE RIGHT OF WAY OF OLD DIXIE HIGHWAY AS SHOWN ON THE OLD DIXIE HIGHWAY RIGHT OF WAY MAP RECORDED IN PLAT BOOK 24, PAGE 84, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, THENCE S00°19'44"E, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 106.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE DEPARTING SAID EAST LINE, N89°55'16" W, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 30.03 FEET, TO A POINT ON THE EAST RIGHT OF WAY LINE OF OLD DIXIE HIGHWAY (COUNTY ROAD 605) AS SHOWN ON THE AFORESAID OLD DIXIE HIGHWAY RIGHT OF WAY MAP; THENCE N15°15'55"W, ALONG SAID EAST RIGHT OF WAY LINE, SAID LINE BEING 33.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE SURVEY BASELINE OF OLD DIXIE HIGHWAY (COUNTY ROAD 605) AS SHOWN ON SAID RIGHT OF WAY MAP, A DISTANCE OF 109.92 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1, SAID LINE ALSO BEING THE SOUTH RIGHT OF WAY LINE OF 41st STREET (SOUTH GIFFORD ROAD) BEING A 65.00 FOOT WIDE RIGHT OF WAY; THENCE S89°55'16" E, ALONG THE NORTH LINE OF SAID LOT 1 AND SAID RIGHT OF WAY LINE (SAID LINE BEING 25.00 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 58.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,685 SQ.FT.± (0.11 ACRES±)

Surveyor's Notes

- 1). THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED WITH THE BENEFIT OF A BOUNDARY SURVEY PREPARED BY THE INDIAN RIVER COUNTY ENGINEERING DIVISION, SURVEY SECTION, PROJECT No. 1359, DATED SEPTEMBER 21, 2022.
- 2). THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS:
 - (A) PROVIDED IN ITS ENTIRETY CONSISTING OF 2 SHEETS, WITH SHEET 2 SHOWING THE SKETCH OF DESCRIPTION.
 - (B) REPRODUCTIONS OF THE DESCRIPTION AND SKETCH ARE SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
- 3). THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011, AND ARE PROJECTED IN THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE AND ARE REFERENCED TO THE BASELINE OF SURVEY OF OLD DIXIE HIGHWAY (COUNTY ROAD 605), AS SHOWN ON PLAT BOOK 24, PAGE 84, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. SAID LINE BEARS NORTH 15°15'55" WEST AND ALL OTHERS ARE RELATIVE THERETO.

Certification

(NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER)

Legend and Abbreviations

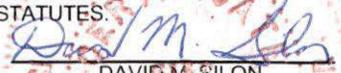
CB = CHORD BEARING
 CH = CHORD DISTANCE
 C.O.V.B. = CITY OF VERO BEACH
 C.R. = COUNTY ROAD
 D = DELTA ANGLE
 I.R.F.W.C.D. = INDIAN RIVER FARMS
 WATER CONTROL DISTRICT
 L = LENGTH OF ARC
 O.R.B. = OFFICIAL RECORD BOOK
 P.B. = PLAT BOOK
 P.B.S. = PLAT BOOK ST. LUCIE
 PG. = PAGE
 R = RADIUS

This is not a Boundary Survey

I HEREBY CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS COMPLETED UNDER MY DIRECTION AND SAID SKETCH AND LEGAL IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR SURVEYS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATE STATUTES

12-2-2022
 DATE OF SIGNATURE


 DAVID M. SILON
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO: 6139

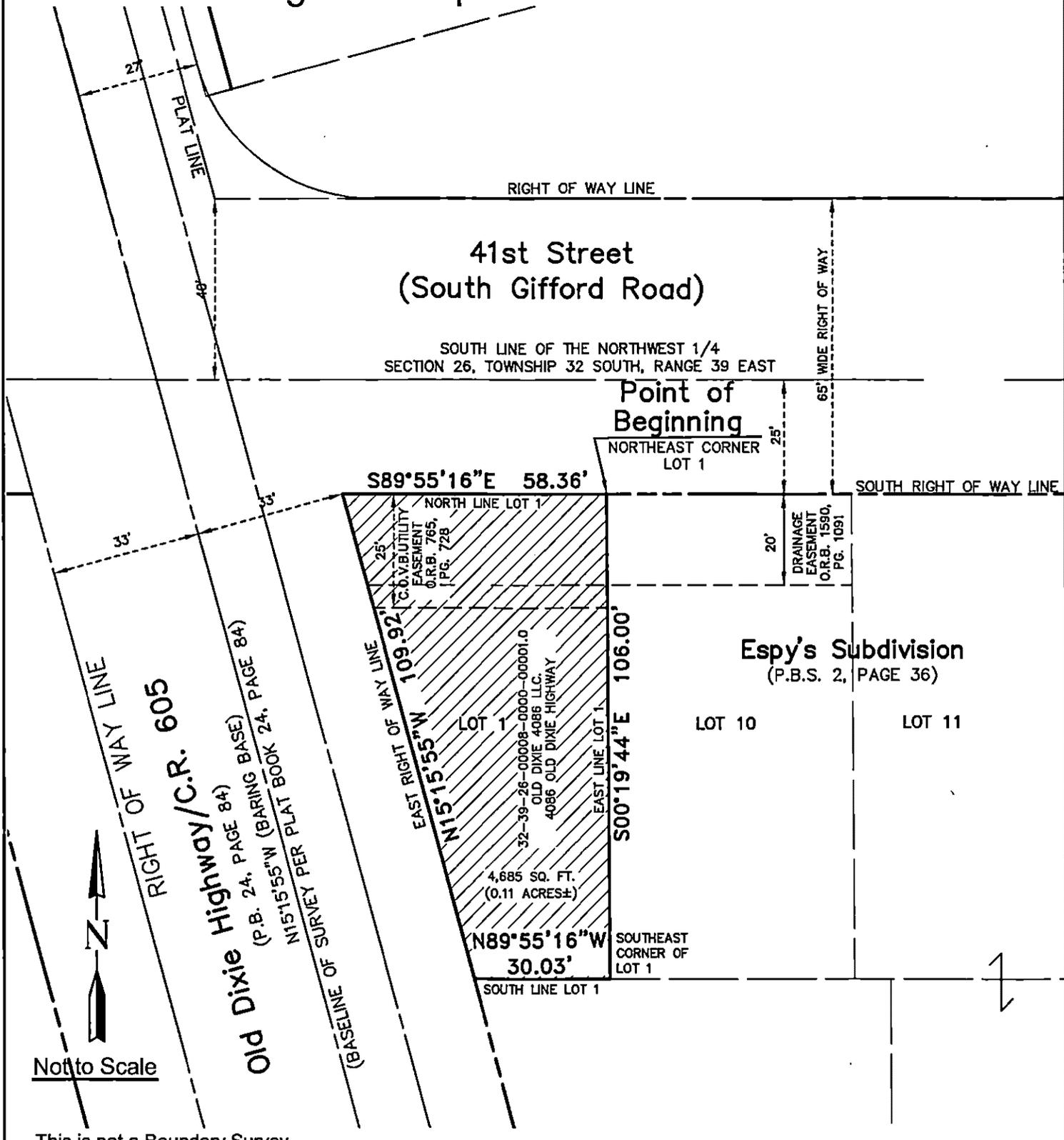
AGENCY:
**INDIAN RIVER COUNTY, FL
 PUBLIC WORKS DEPT./ENGINEERING DIV.**

DATE: 11/30/2022	DRAWN BY: D. SILON
SCALE: N/A	APPROVED BY: D. SCHRYVER
SHEET: 1 OF 2	JOB NO: IRC-1359

Sketch and Legal Description
 for: INDIAN RIVER COUNTY
 (LOT 1 - ADDRESS 4086
 OLD DIXIE HIGHWAY)

DM 5
12-2-22

Sketch and Legal Description for: INDIAN RIVER COUNTY



AGENCY: INDIAN RIVER COUNTY, FL PUBLIC WORKS DEPT./ENGINEERING DIV.	
DATE: 11/30/2022	DRAWN BY: D. SILON
SCALE: N/A	APPROVED BY: D. SCHRYVER
SHEET: 2 OF 2	JOB NO: IRC-1359

Sketch and Legal Description
 for: INDIAN RIVER COUNTY
 (LOT 1 - ADDRESS 4086
 OLD DIXIE HIGHWAY)

Sketch and Legal Description for: INDIAN RIVER COUNTY

Legal Description

EXHIBIT "B"

LOT 10, ACCORDING TO THE PLAT OF EPSY'S SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 36 OF THE PUBLIC RECORDS OF ST. 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 10, THENCE S00°19'44"E, ALONG THE EAST LINE OF SAID LOT 10, A DISTANCE OF 106.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10; THENCE N89°55'16" W, ALONG THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 54.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10; THENCE N00°19'44"W, ALONG THE WEST LINE OF SAID LOT 10, A DISTANCE OF 106.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE S89°55'16"E, ALONG THE NORTH LINE OF SAID LOT 10, SAID LINE ALSO BEING THE SOUTH RIGHT OF WAY LINE OF 41st STREET (SOUTH GIFFORD ROAD) BEING A 65.00 FOOT WIDE RIGHT OF WAY, (SAID LINE BEING 25.00 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 54.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,724 SQ.FT.± (0.13 ACRES±)

Surveyor's Notes

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Certification

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Legend and Abbreviations

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12-2-2022
 DATE OF SIGNATURE

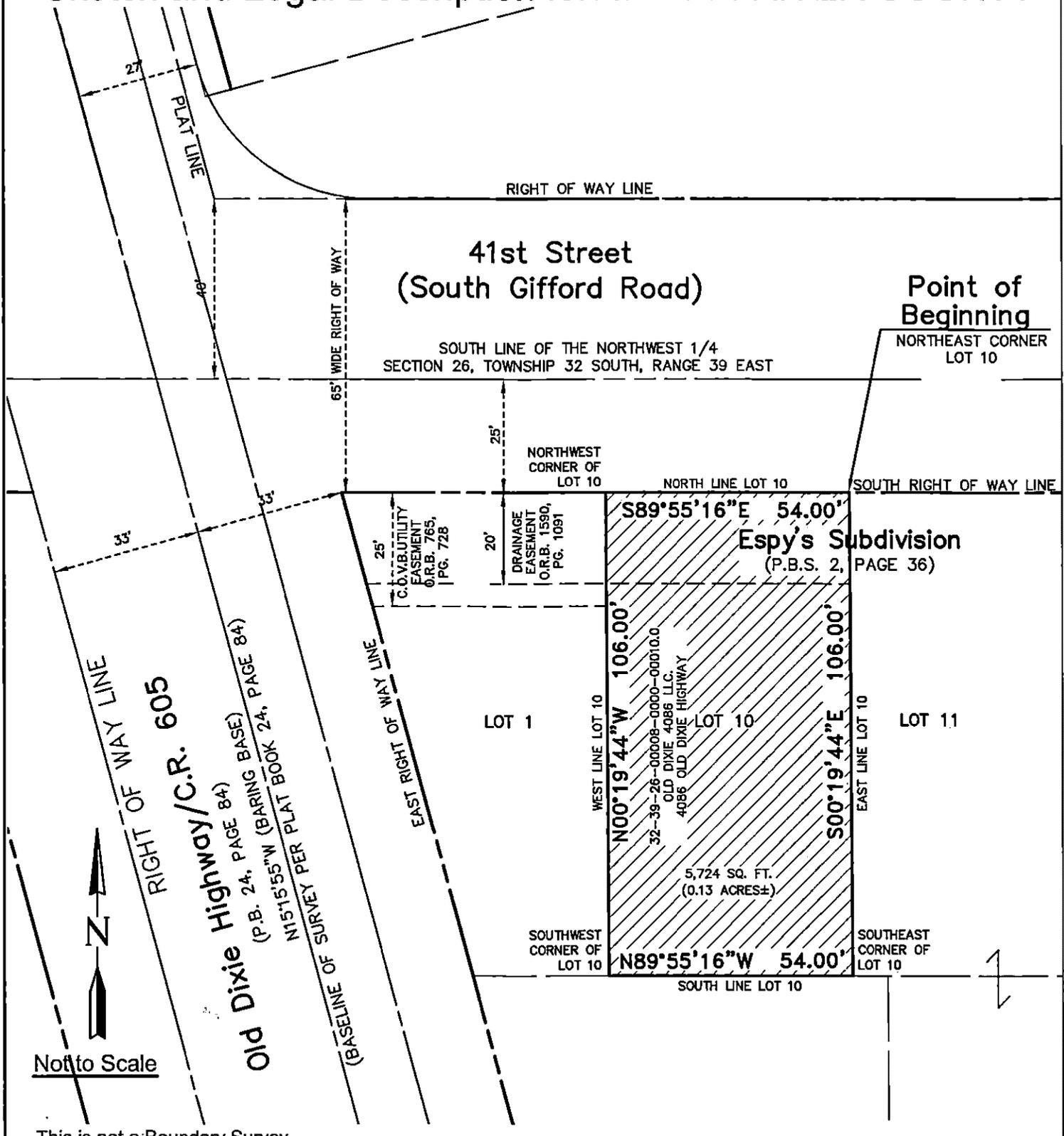
David M. Silon
 DAVID M. SILON
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 6439

AGENCY: INDIAN RIVER COUNTY, FL PUBLIC WORKS DEPT./ENGINEERING DIV.	
DATE: 11/30/2022	DRAWN BY: D. SILON
SCALE: N/A	APPROVED BY: D. SCHRYVER
SHEET: 1 OF 2	JOB NO: IRC-1359

Sketch and Legal Description
 for: INDIAN RIVER COUNTY
 (LOT 10 - ADDRESS 4086
 OLD DIXIE HIGHWAY)

D.M.S.
2-2-22

Sketch and Legal Description for: INDIAN RIVER COUNTY



This is not a Boundary Survey

AGENCY: INDIAN RIVER COUNTY, FL PUBLIC WORKS DEPT./ENGINEERING DIV.	
DATE: 11/30/2022	DRAWN BY: D. SILON
SCALE: N/A	APPROVED BY: D. SCHRYVER
SHEET: 2 OF 2	JOB NO: IRC-1359

Sketch and Legal Description
 for: INDIAN RIVER COUNTY
 (LOT 10 - ADDRESS 4086
 OLD DIXIE HIGHWAY)