

### Warranty Deed

THIS INDENTURE, made this 7<sup>th</sup> day of August, 2024 between **GOLDEN EAGLE UPHOLSTERY SERVICES, CORP**, a Florida Profit Corporation, whose mailing address is 5575 US HWY 1, # 4, VERO BEACH, FL 32967, 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" 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:

**GOLDEN EAGLE UPHOLSTERY  
SERVICES, CORP  
a Florida Profit Corporation**

Signature: [Signature]  
Printed Name: Nadia Weston  
Address: 1801 27th St.  
Vero Beach, FL 32960

By: [Signature]  
Print Name: Yenny Cortes  
Title: Vice President

Signature: [Signature]  
Printed Name: Taree Glanville  
Address: 1801 27th St  
Vero Beach FL 32960

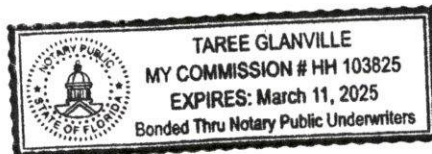
STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 7<sup>th</sup> day of August, 2024 by Yenny Cortes, the Vice President of GOLDEN EAGLE UPHOLSTERY SERVICES, CORP, a Florida Profit Corporation, on behalf of said entity, who is  personally known or  produced identification in the form of Florida Drivers License.

NOTARY PUBLIC  
[Signature]  
Printed Name: Taree Glanville  
Commission No.: HH 103825  
Commission expiration: 3/11/25

NOTARIAL SEAL:

Approved as to form and legal sufficiency:  
By: [Signature]  
Susan J. Prado  
Deputy County Attorney



# Sketch and Legal Description for: INDIAN RIVER COUNTY

## Legal Description (Right of Way Acquisition)

A PARCEL OF LAND BEING A PORTION OF LOT 51, 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, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 15.28 FEET OF SAID LOT 51.

LESS AND EXCEPT THEREFROM:

THE RIGHT OF WAY FOR OLD DIXIE HIGHWAY (BEING A 66 FOOT WIDE RIGHT OF WAY) AS SHOWN ON PLAT BOOK 24, PAGE 84, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

CONTAINING 1,391 SQ.FT.±

## Surveyor's Notes

- 1). THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED WITH THE BENEFIT OF A RIGHT OF WAY ACQUISITION EXHIBIT PREPARED BY THE INDIAN RIVER COUNTY PUBLIC WORKS DEPARTMENT, SURVEY SECTION, PROJECT No. 1359, DATED APRIL 30, 2019.
- 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.

## 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
- 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

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.

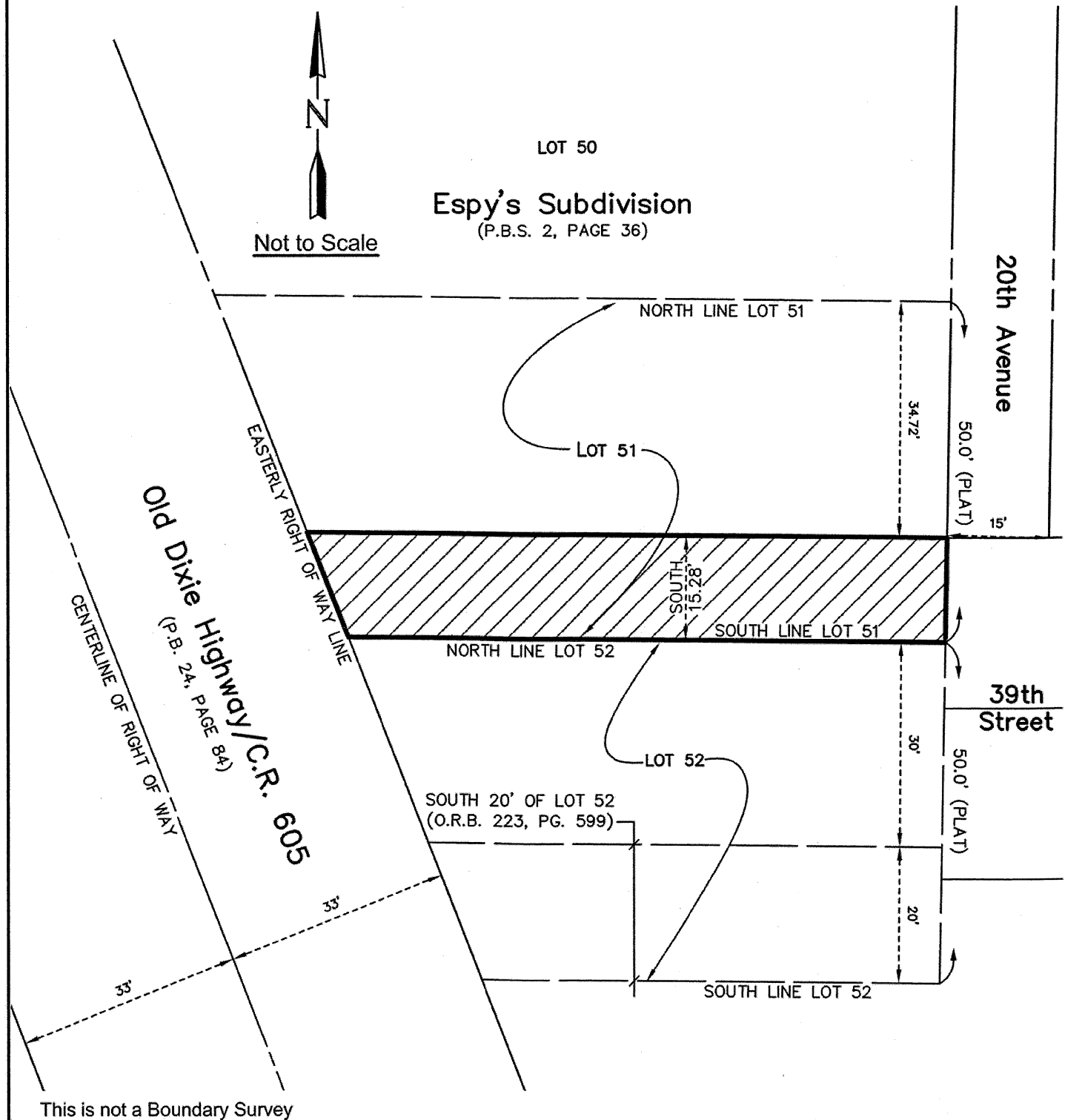
8.7.24  
DATE OF SIGNATURE

  
DAVID W. SCHRYVER P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 4864

This is not a Boundary Survey

AGENCY: <b>INDIAN RIVER COUNTY, FL PUBLIC WORKS DEPT./ENGINEERING DIV.</b>		<h2>Sketch and Legal Description for: INDIAN RIVER COUNTY (Lot 51 Epsy's Subdivision)</h2>
DATE: 10/25/2022	DRAWN BY: R. INGLETT	
SCALE: N/A	APPROVED BY: D. SCHRYVER	
SHEET: 1 OF 2	JOB NO: IRC-1359	

# Sketch and Legal Description for: INDIAN RIVER COUNTY



AGENCY: <b>INDIAN RIVER COUNTY, FL PUBLIC WORKS DEPT./ENGINEERING DIV.</b>	
DATE: 10/25/2022	DRAWN BY: R. INGLETT
SCALE: N/A	APPROVED BY: D. SCHRYVER
SHEET: 2 OF 2	JOB NO: IRC-1359

Sketch and Legal Description  
for:  
**INDIAN RIVER COUNTY**  
(Lot 51 Espy's Subdivision)

# Sketch and Legal Description for: INDIAN RIVER COUNTY

## Legal Description (Right of Way Acquisition)

A PARCEL BEING A PORTION OF LOT 52 , 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, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 30.00 FEET OF SAID LOT 52.

LESS AND EXCEPT THEREFROM:

RIGHT OF WAY FOR OLD DIXIE HIGHWAY (BEING A 66 FOOT WIDE RIGHT OF WAY) AS SHOWN ON PLAT BOOK 24, PAGE 84, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

CONTAINING 2,452 SQ.FT.±

## Surveyor's Notes

- 1). THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED WITH THE BENEFIT OF A RIGHT OF WAY ACQUISITION EXHIBIT PREPARED BY THE INDIAN RIVER COUNTY PUBLIC WORKS DEPARTMENT, SURVEY SECTION, PROJECT No. 1359, DATED APRIL 30, 2019.
- 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.

## 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
- 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

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.

B-7-24  
DATE OF SIGNATURE

  
DAVID W. SCHRYVER P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 4864

This is not a Boundary Survey

AGENCY: <b>INDIAN RIVER COUNTY, FL PUBLIC WORKS DEPT./ENGINEERING DIV.</b>	
DATE: 10/25/2022	DRAWN BY: R. INGLETT
SCALE: N/A	APPROVED BY: D. SCHRYVER
SHEET: 1 OF 2	JOB NO: IRC-1359

Sketch and Legal Description  
for:  
**INDIAN RIVER COUNTY**  
(Lot 52 Epsy's Subdivision)

# Sketch and Legal Description for: INDIAN RIVER COUNTY



Not to Scale

LOT 50

**Epsy's Subdivision**  
(P.B.S. 2, PAGE 36)

20th Avenue

50.0' (PLAT)

39th Street

50.0' (PLAT)

NORTH LINE LOT 51

LOT 51

SOUTH LINE LOT 51

NORTH LINE LOT 52

LOT 52

LESS SOUTH 20'  
OF LOT 52  
(O.R.B. 223, PG. 599)

SOUTH LINE LOT 52

**Old Dixie Highway/C.R. 605**  
(P.B. 24, PAGE 84)

EASTERLY RIGHT OF WAY LINE

CENTERLINE OF RIGHT OF WAY

33'

33'

30'

20'

This is not a Boundary Survey

AGENCY: <b>INDIAN RIVER COUNTY, FL PUBLIC WORKS DEPT./ENGINEERING DIV.</b>	
DATE: 10/25/2022	DRAWN BY: R. INGLETT
SCALE: N/A	APPROVED BY: D. SCHRUYVER
SHEET: 2 OF 2	JOB NO: IRC-1359

Sketch and Legal Description  
for:  
**INDIAN RIVER COUNTY**  
(Lot 52 Epsy's Subdivision)