

THIS INSTRUMENT PREPARED BY

and RETURN TO:

BRUCE F. IDEN, ESQUIRE

Iden Law Offices

10 Hawley Street

Suite 1D

Northampton, MA. 01060

Parcel Number 31382700000700000002.0

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 21 day of February 2025 by and between **Cleghorn Shoe Corporation**, Massachusetts corporation authorized to do business in Florida, whose address is: P.O. Box 610727, Miami, Florida 33261-0727, hereinafter called "Grantor," and **Indian River County**, a political subdivision of the State of Florida whose address is: 1801 27th Street, Vero Beach, Florida 32960, hereinafter called "Grantee."

[Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives and assigns of individuals and the successors and assigns of corporations and partnerships, wherever the context so admits or requires.]

WITNESSETH, that the said Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and conveyed to the said Grantee, and Grantee's heirs, executors and assigns forever, the following described land (the "Subject Property"), situate, lying and being in the County of Indian River, State of Florida to wit:

See Exhibit "A" attached hereto

SUBJECT TO:

1. Ad Valorem taxes for 2025 and all years subsequent.
2. A deed restriction running with the title to the Subject Property limiting the use of the Subject Property to a fire station or other governmental use.
3. Easements, restrictions, reservations, limitations or dedications of record, if any, without reimposing same.

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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

[Acknowledgements begin on the following page.]

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first

SWD - Cleghorn Shoe Corporation Sale to Indian River County

Page 1 of 3

EXHIBIT "A"

Legal Description

THE EAST ONE HALF OF THE NORTHEAST ONE QUARTER OF THE SOUTHEAST ON QUARTER OF SECTION 27, TOWNSHIP 31 SOUTH, RANGE 38 EAST.

LESS AND EXCEPT: THE RIGHT OF WAY FOR C.R. 510 (WABASSO ROAD) LYING WESTERLY OF THE EAST LINE OF THE EAST ONE HALF OF THE NORTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SECTION 27, TOWNSHIP 31 SOUTH, RANGE 38 EAST AND LYING EASTERLY OF THE EAST LINE OF THE PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 1414, PAGE 1112, AS RECORDED IN THE PUBLIC RECORDS ON INDIAN RIVER COUNTY, FLORIDA.

ALSO LESS AND EXCEPT (PER O.R.B. 1414, PG. 1112)

COMMENCE AT THE NORTHWEST CORNER OF THE EAST ONE HALF OF THE NORTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SECTION 27, TOWNSHIP 31 SOUTH, RANGE 38 EAST, ACCORDING THE THE LAST GENERAL PLAT OF THE LANDS OF THE INDIAN RIVER FARMS COMPANY RECORDED IN PLAT BOOK 2, PAGE 25 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. AND RUN SOUTH 00°09'15" WEST, ALONG THE WEST LINE, A DISTANCE OF 134 FEET TO A POINT. THEN RUN SOUTH 89°53'20" EAST, PARALLEL WITH THE NORTH LINE, A DISTANCE OF 401.79 FEET TO THE POINT OF BEGINNING. THEN RUN STILL PARALLEL WITH THE NORTH LINE, SOUTH 89°53'20" EAST, A DISTANCE OF 248.58 FEET TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 510. THEN RUN SOUTH 00°12'07" WEST, A DISTANCE OF 1197.22 FEET TO A POINT IN THE NORTH RIGHT OF WAY LINE OF 87th STREET. THEN RUN ALONG THE NORTH RIGHT OF WAY, NORTH 83°23'41" WEST, A DISTANCE OF 154.26 FEET TO A POINT. THEN RUN NORTH 14°26'43" WEST, A DISTANCE OF 280.11 FEET TO A POINT OF 18.43 FOOT ELEVATION, N.G.V.D. ESTABLISHED AS HIGH WATER LINE OF A LAKE. THEN RUN NORTH 02°26'18" WEST, A DISTANCE OF 156.99 FEET TO ANOTHER POINT OF 18.43 FOOT ELEVATION. THEN RUN NORTH 75°07'48" WEST, A DISTANCE OF 238.35 FEET TO A POINT. THEN RUN NORTH 10°01'41" EAST, A DISTANCE OF 366.30 FEET TO ANOTHER POINT OF 18.43 FOOT ELEVATION. THEN RUN NORTH 24°44'03" EAST, A DISTANCE OF 363.30 FEET TO THE POINT OF BEGINNING.