

Warranty Deed

THIS INDENTURE, made this 27th day of December, 2022 between **RACETRAC, INC., a Georgia Domestic Profit Corporation**, whose mailing address is 200 Galleria Parkway SE, Suite 900, Atlanta, GA 30339, 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:

RACETRAC, INC.
a Georgia Domestic Profit Corporation

Signature: [Handwritten Signature]
Printed Name: Zachary Sean

By: [Handwritten Signature]
Title: Vice President
(President or Vice President)
Print Name: Justin Giambalvo

Signature: [Handwritten Signature]
Printed Name: John Paul Hoover

STATE OF Georgia
COUNTY OF Cobb

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 19th day of December, 2022 by Justin Giambalvo, the President or Vice President of **RACETRAC, INC., a Georgia Domestic Profit Corporation**, or both of said entity, who is personally known or produced identification in the form of _____.



NOTARY PUBLIC
[Handwritten Signature]
Printed Name: Samantha Jones
Commission No.: N/A
Commission expiration: 7/1/2025

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



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870

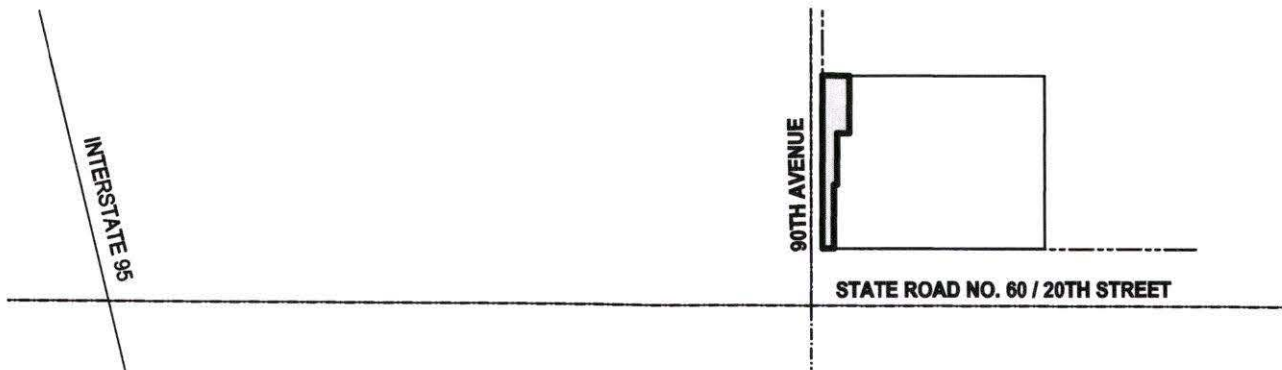


LEGAL DESCRIPTION: RIGHT-OF-WAY DEDICATION

A PORTION OF TRACT 5, SECTION 2, TOWNSHIP 33 SOUTH, RANGE 38 EAST, "INDIAN RIVER FARMS COMPANY SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA (SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 5; THENCE NORTH 00°17'32" EAST, ALONG THE WEST LINE OF SAID TRACT 5 FOR 147.20 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH RIGHT OF WAY LINE OF STATE ROAD 60 (20TH STREET) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 88060-2525, SHEET 7 OF 32; THENCE SOUTH 89°49'13" EAST, ALONG SAID WESTERLY EXTENSION OF THE NORTH RIGHT OF WAY LINE 30.00 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID LINE SOUTH 89°49'13" EAST 30.00 FEET; THENCE NORTH 00°17'32" EAST ALONG A LINE 60 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF TRACT 5 FOR 166.00 FEET; THENCE SOUTH 89°49'13" EAST 8.00 FEET; THENCE NORTH 00°17'32" EAST ALONG A LINE 68 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF TRACT 5 FOR 134.00 FEET; THENCE SOUTH 89°49'13" EAST 32.00 FEET; THENCE NORTH 00°17'32" EAST ALONG A LINE 100 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF TRACT 5 FOR 150.00 FEET; THENCE NORTH 89°49'13" WEST 70.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 90TH AVENUE, BEING A LINE 30 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF TRACT 5; THENCE SOUTH 00°17'32" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, 450.00 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, AND CONTAINING 20,572 SQUARE FEET (0.4723 ACRES), MORE OR LESS.



VICINITY MAP
NOT TO SCALE

NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE WEST LINE OF TRACT 5 BEING N00°17'32"E.
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER INDIAN RIVER COUNTY RECORDS, UNLESS OTHERWISE NOTED.

CLIENT: RACETRAC PETROLEUM, INC.

SCALE: N/A

DRAWN: R.V.

ORDER NO.: 70243

DATE: 8/8/22; REV. 12/1/22

RIGHT-OF-WAY DEDICATION

VERO BEACH, INDIAN RIVER COUNTY, FL

FOR: RACETRAC VERO BEACH

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 - VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
 - DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290
- STATE OF FLORIDA

7W5
2-19-22



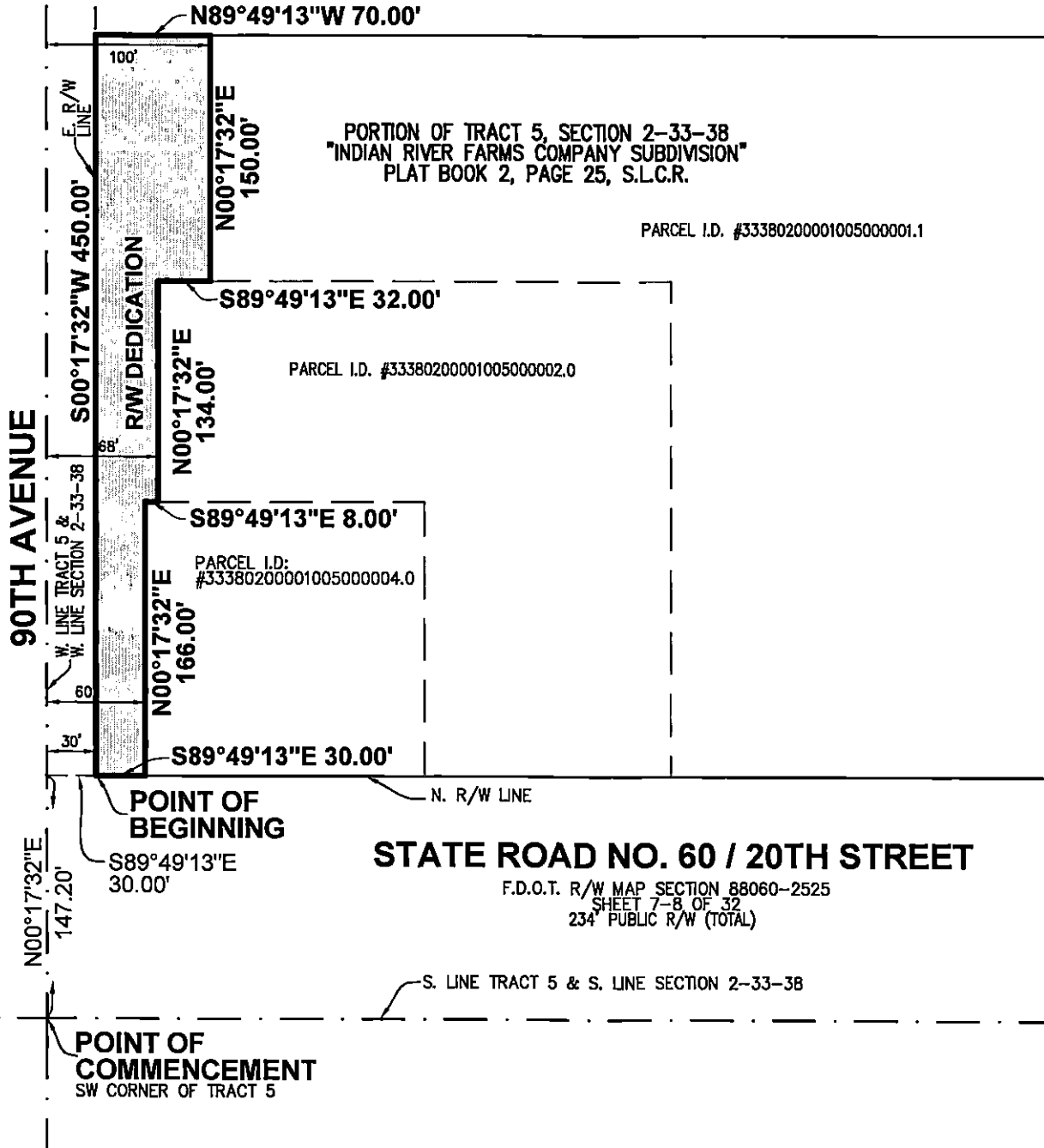
SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

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SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870



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SCALE: 1"=100'	DRAWN: R.V.
ORDER NO.: 70243	
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RIGHT-OF-WAY DEDICATION	
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SHEET 2 OF 2

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LEGEND:

- O.R.B. OFFICIAL RECORDS BOOK
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- R/W RIGHT-OF-WAY
- S.L.C.R. SAINT LUCIE COUNTY RECORDS

12.09.22