

*This instrument was prepared incident to
the issuance of a title insurance contract,
and is to be returned to:*

Jason A. Beal
Atlantic Coastal Land Title Company, LLC
3850 20th Street, Suite 4
Vero Beach, Florida 32960

ACLT File Number: **41078825**

Parcel ID Number: **33-39-08-00001-0040-00005.0 and 33-39-08-00001-0040-00005.1**

GENERAL WARRANTY DEED

This deed, made as of this **19th** day of **January, 2012**, by **Debra Ann Atwell, a single person** (as Grantor); and **Indian River County, a political subdivision of the State of Florida**, whose post office address is: **1801 27th St, Vero Beach, FL 32960** (as 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, partnerships or other entities; wherever the context so admits or requires.)

WITNESSETH:

That Grantor, for and in consideration of the sum of \$10.00 in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee forever, all the right, title, interest, claim and demand which said Grantor has in and to the following described parcel of land, to wit:

**The North 50 feet of the South 80.00 feet of the following described property:
The East 12.50 acres of the West 25 acres of Tracts 4 and 5, South of Main Canal, in Section 8, Township 33 South, Range 39 East, as the same is designated on the last general plat of lands of the Indian River Farms Company Subdivision, filed in the Office of the Clerk of the Circuit Court of St. Lucie County, Florida, in Plat Book 2, at Page 25; said lands now lying and being in Indian River County, Florida.**

AND:

**The North 50 feet of the South 80.00 feet of the following described property:
The West 12.79 acres of the East 25.79 acres of Tracts 4 and 5, South of Main Canal, in Section 8, Township 33 South, Range 39 East, as the same is designated on the last general plat of lands of the Indian River Farms Company Subdivision, filed in the Office of the Clerk of the Circuit Court of St. Lucie County, Florida, in Plat Book 2, at Page 25; said lands now lying and being in Indian River County, Florida.**

ATLANTIC COASTAL LAND TITLE COMPANY, LLC
A Full Service, Florida Title Insurance Agency

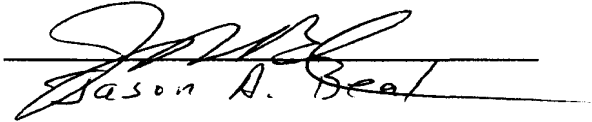
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

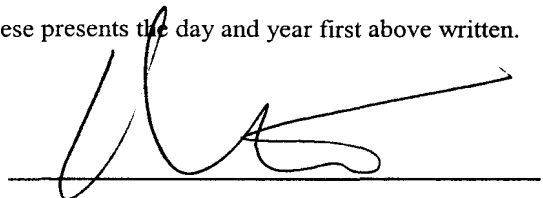
TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with Grantee that grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that 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 for the year in which this deed is given; and restrictions, reservations, limitations, covenants, conditions and easements of record, if any; insofar as same are valid and enforceable (however, this clause shall not be construed to reimpose same).

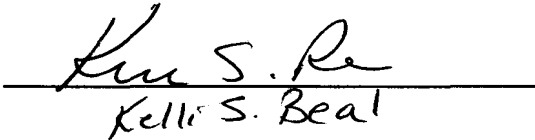
IN WITNESS WHEREOF, said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:


Jason A. Beal



Debra Ann Atwell
6435 Atlantic Blvd
Vero Beach, FL 32966


Kelli S. Beal

State of **Florida**
County of **Indian River**

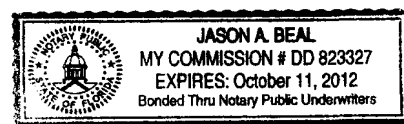
The foregoing instrument was acknowledged before me the date hereinafter given, by **Debra Ann Atwell** who was/were either personally known to me; or produced identification of sufficient character so as to identify said individual(s) with reasonable certainty; and who did/did not take an oath.

Witness my hand and official seal in the County and State last aforesaid, this **19th day of January, 2012.**


Notary Public

Type of identification provided (Check One):

- ☒ Driver's License
☐ Passport
☐ Government (State or Federal) ID Card
☐ Resident Alien ID Card
☐ Other



SKETCH AND DESCRIPTION

LEGAL DESCRIPTION OF PROPOSED RIGHT OF WAY PARCEL #24:

THE NORTH 50.00 FEET OF THE SOUTH 80.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE EAST 12.50 ACRES OF THE WEST 25 ACRES OF TRACTS 4 AND 5, SOUTH OF MAIN CANAL, IN SECTION 8, TOWNSHIP 33 SOUTH, RANGE 39 EAST, AS THE SAME IS DESIGNATED ON THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION, FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, IN PLAT BOOK 2, PAGE 25; SAID LAND LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

SUBJECT TO ALL RIGHTS OF WAYS, RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD, CONTAINING 16,840.00 S.F.

LEGAL DESCRIPTION OF PROPOSED RIGHT OF WAY PARCEL #25:

THE NORTH 50.00 FEET OF THE SOUTH 80.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE WEST 12.79 ACRES OF THE EAST 25.79 ACRES OF TRACT 4 AND 5, SOUTH OF MAIN CANAL, IN SECTION 8, TOWNSHIP 33 SOUTH, RANGE 39 EAST AS SAME IS DESIGNATED ON THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION, FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, IN PLAT BOOK 2, PAGE 25; SAID LAND LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

SUBJECT TO ALL RIGHTS OF WAYS, RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD, CONTAINING 16,030.00 S.F.

PARENT TRACTS LEGAL DESCRIPTION (O.R.B. 1687, PAGE 2059):

THE WEST 12.79 ACRES OF THE EAST 25.79 ACRES OF TRACT 4 AND 5, SOUTH OF MAIN CANAL, IN SECTION 8, TOWNSHIP 33 SOUTH, RANGE 39 EAST AS SAME IS DESIGNATED ON THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, IN PLAT BOOK 2, PAGE 25; SAID LAND LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA; ALSO THE EAST 12.50 ACRES OF THE WEST 25 ACRES OF TRACTS 4 AND 5, SOUTH OF MAIN CANAL, IN SECTION 8, TOWNSHIP 33 SOUTH, RANGE 39 EAST, AS THE SAME IS DESIGNATED ON THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY, FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, IN PLAT BOOK 2, PAGE 25; SAID LAND LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED OR RESEARCHED BY THIS OFFICE FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, RESERVATIONS, OWNERSHIP, ABANDONMENT, DEED RESTRICTIONS, ZONING REGULATIONS OR SETBACK LINES, LAND USE PLAN DESIGNATION, ADJOINING DEEDS OR MURPHY ACT DEEDS. THIS SKETCH IS NOT INTENDED TO DELINEATE WETLANDS, LOCAL AREAS OF CONCERN OR ANY OTHER JURISDICTIONAL DETERMINATION.
3. THIS DESCRIPTION AND SKETCH CONSISTS OF (2) TWO SHEETS, (1) ONE IS NOT VALID WITHOUT THE OTHER.
4. THIS EXHIBIT DOES NOT INTEND TO REFLECT OR DETERMINE OWNERSHIP.
5. THIS IS NOT A BOUNDARY SURVEY. A FIELD SURVEY WAS NOT PERFORMED. THIS IS A SKETCH OF LEGAL DESCRIPTION ONLY.
6. BEARINGS (IF SHOWN) ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 ADJUSTMENT OF 1990 (NAD 83/90) FLORIDA STATE PLANE COORDINATES, EAST ZONE (901) AS REFERENCED TO THE LINE INDICATED AS "BEARING BASIS" AND ARE GIVEN FOR THE PURPOSE OF DETERMINING ANGLES ONLY.
7. RIGHT OF WAY PARCEL LEGAL DESCRIPTION WAS PREPARED BY THE SURVEYOR BASED ON 66TH AVENUE ROADWAY IMPROVEMENT DRAWINGS FOR INDIAN RIVER COUNTY BY CARTER ASSOCIATES, INC. PROJECT NUMBER 98-23E, COUNTY PROJECT NUMBER 9810-B, ENGINEERING NUMBER E-987-99, DATED NOVEMBER 2008.
8. THE PARENT TRACT LEGAL DESCRIPTION WAS OBTAINED FROM THE INDIAN RIVER COUNTY PROPERTY APPRAISER'S TAX ROLE WEG SITE. SEARCH OF THE PROPERTY APPRAISER'S TAX ROLE WEB SITE BEGINNING FEBRUARY 2010. AN OWNERSHIP & ENCUMBRANCE REPORT WAS NOT FURNISHED TO THIS PROFESSIONAL SURVEYOR AND MAPPER OR FIRM.

CERTIFIED TO:
INDIAN RIVER COUNTY

FRANK S. CUCCURESE, P.S.M. SIGNATURE DATE
FLORIDA LICENSE NO. 4765
CARTER ASSOCIATES, INC. L.B. 205
R/W PARCEL #24 & 25, SHEET 1 OF 2

CARTER ASSOCIATES, INC.	
CONSULTING ENGINEERS AND LAND SURVEYORS	
1708 21ST STREET VERO BEACH, FLORIDA 32960-3472	772-562-4191 (TEL) 772-562-7180 (FAX)
PROJ. NO. 09-4395 98-23E	SHEET 1 OF 2