

This Document Prepared By and Return to:

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\$18.50 Rec Fee
\$3619.00 Doc Stamps

Parcel ID Number: 33-39-01-00000-3000-00005/0

Warranty Deed

This Indenture, Made this *18th* day of April, 2013 A.D., Between
John L. Thomason and Elizabeth L. Thomason, husband and wife

of the County of Indian River, State of Florida, grantors, and
Edward M. Conway, Jr. and Suzanne T. Conway, husband and wife

whose address is: 2555 Country Club Drive, Vero Beach, FL 32960

of the County of Indian River, State of Florida, grantees.

Witnesseth that the GRANTORS, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have
granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Indian River State of Florida to wit:

TWO PARCELS OF LAND LYING IN PART OF SECTION 1, TOWNSHIP 33 SOUTH,
RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, BEING DESCRIBED AS
FOLLOWS:

PARCEL NO. 1

COMMENCING AT THE NORTHEAST CORNER OF LOT 10, BLOCK 14, ACCORDING TO
PLAT NO.2, OF ROYAL PARK SUBDIVISION, WHICH SAID PLAT HAS BEEN FILED
AND RECORDED IN PLAT BOOK 4, PAGE 79, PUBLIC RECORDS OF ST. LUCIE
COUNTY, FLORIDA, THENCE RUN ALONG THE NORTHERLY BOUNDARY LINE OF SAID
BLOCK 14 THE FOLLOWING COURSES: NORTH 49°24'48" EAST, 83.57 FEET;
THENCE RUN NORTH 43° 41' 00" EAST, 184.30 FEET; THENCE RUN NORTH 54°
01' 10" EAST, 40.00 FEET TO THE POINT OF BEGINNING; FROM SAID POINT
OF BEGINNING RUN NORTH 44° 06' 42" WEST, 117.75 FEET; THENCE RUN
NORTH 46° 02' 28" EAST, 200.00 FEET TO THE WEST RIGHT OF WAY LINE OF
26TH STREET (70' WIDE R.O.W.) AND POINT ON CURVE; THENCE RUN
SOUTHEASTERLY ALONG THE CURVE AND WEST RIGHT OF WAY LINE OF SAID 26TH
STREET, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 4262.28 FEET, A
CENTRAL ANGLE OF 01°54'40", A CHORD BEARING AND DISTANCE OF SOUTH
55°46'13" EAST, 142.16 FEET AND AN ARC DISTANCE OF 142.16 FEET TO THE
NORTHEASTERLY CORNER OF LOT 15, IN SAID BLOCK 14; THENCE RUN SOUTH
51° 23' 03' WEST ON SAID NORTHERLY BOUNDARY LINE OF SAID BLOCK 14, A
DISTANCE OF 229.78 FEET TO THE POINT OF BEGINNING. SAID LAND NOW
LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

AND

PARCEL NO.2

COMMENCING AT THE NORTHEAST CORNER OF LOT 10, BLOCK 14, ROYAL PARK
SUBDIVISION PLAT NO.2 AS RECORDED IN PLAT BOOK 4, PAGE 79 PUBLIC
RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE RUN ALONG THE NORTHERLY
BOUNDARY LINE OF SAID BLOCK 14 THE FOLLOWING COURSES: NORTH 49°24'48"
EAST, 83.57 FEET; THENCE RUN NORTH 43° 41' 00" EAST, 184.30 FEET;
THENCE RUN NORTH 54° 01'10" EAST, 40.00 FEET; THENCE RUN NORTH 44°
06' 42" WEST, 117.75 FEET TO THE POINT OF BEGINNING OF THE HEREIN
DESCRIBED PARCEL; FROM SAID POINT OF BEGINNING RUN NORTH 46° 02' 28"
EAST A DISTANCE OF 200.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF 26TH
STREET (70' WIDE R.O.W.) AND POINT ON CURVE; THENCE RUN NORTHWESTERLY
ALONG THE CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 4262.28,
A CENTRAL ANGLE OF 00° 16' 33", A CHORD BEARING AND DISTANCE OF NORTH
56° 51' 49" WEST, 20.52 FEET AND AN ARC DISTANCE OF 20.52 FEET TO A
POINT OF CUSP; THENCE RUN SOUTH 46° 02' 28" WEST A DISTANCE OF 190.33
FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHWESTERLY ALONG THE
CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 20.00 FEET; A CENTRAL
ANGLE OF 90°13'47", A CHORD BEARING AND DISTANCE OF SOUTH 01°09'48"
WEST, 28.34 FEET AND AN ARC DISTANCE OF 31.50 FEET TO THE POINT OF
CUSP; THENCE RUN NORTH 46° 02' 28" EAST A DISTANCE OF 15.00 FEET TO
THE POINT OF BEGINNING. SAID LAND NOW LYING AND BEING IN INDIAN RIVER
COUNTY, FLORIDA.

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

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Parcel ID Number: 33-39-01-00000-3000-00005/0

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Jean Roop
Printed Name: Jean Roop
Witness
Michael J. Garavaglia
Printed Name: Michael J. Garavaglia
Witness

John L. Thomason (Seal)
John L. Thomason
P.O. Address: 1036 Indian Mound Trail, Vero Beach, FL 32963
Elizabeth L. Thomason (Seal)
Elizabeth L. Thomason
P.O. Address: 1036 Indian Mound Trail, Vero Beach, FL 32963

STATE OF Florida
COUNTY OF Indian River

The foregoing instrument was acknowledged before me this 18th day of April, 2013 by
John L. Thomason and Elizabeth L. Thomason, husband and wife

☒ who are personally known to me or ☐ who have produced their Florida driver's license as
identification.



Jean Roop
Printed Name: _____
Notary Public
My Commission Expires: _____