

SALE: NONE
DOC. STAMPS: \$.70

This Instrument was prepared by
and should be returned to:

Warren W. Dill, Esq.
Dill & Evans, P.L.
1565 U.S. Highway 1
Sebastian, FL 32958

Parcel ID No.:

..... (Space above this line for recording data).....

SPECIAL WARRANTY DEED

This Warranty Deed, executed this 10th day of MARCH, 2016, by MIRZAM LAND INVESTMENT, LLC, a Florida limited liability company, whose address is 930 West Indiantown Road, Suite 204, Jupiter, Florida 33458, hereinafter collectively referred to as "Grantor", to, CITY OF FELLSMERE, FLORIDA, a municipal corporation existing under the laws of the State of Florida, whose post office address is 22 South Orange Street, Fellsmere, Florida 32948, hereinafter referred to as "Grantee".

WITNESSETH that said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in Indian River County, Florida, to-wit:

See Exhibit "A" attached hereto and by this reference made a part hereof.

To Have and to Hold the same together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the proper use, benefit of the Grantee forever.

Subject to governmental regulations, covenants, rights of way, restrictions, easements and reservations of record, if any; and subject to taxes for the year 2016 and thereafter;

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor 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 Grantor.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence:

WITNESSES AS TO ALL

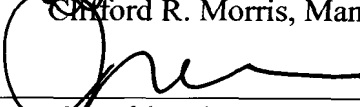
Mirzam Land Investment, LLC, a Florida limited

{00032459.DOC.1 }

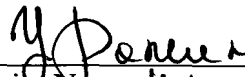
liability company

By: Mirzam Venture Capital, LLC, Manager

By: 
Clifford R. Morris, Manager

By: 
Oswald T. Sousa, Manager

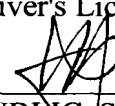

Print Name: BOGDANA BJELJAC

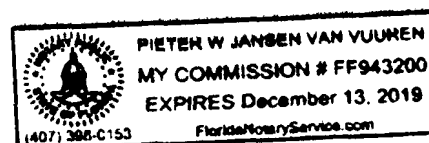

Print Name: Yuliya Parker

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 18 day of March, 2016, by Clifford R. Morris, in his capacity as Manager of Mirzam Venture Capital, LLC, who is personally known to me or who has produced a _____ Driver's License as identification.

SEAL



NOTARY PUBLIC, STATE OF FLORIDA
Type or Print Name: PIETER JANSEN
Commission No.: _____
My Commission Expires: _____

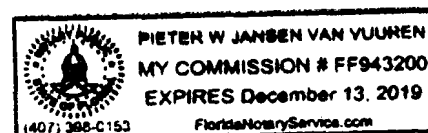


STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 18 day of March, 2016, by Oswald T. Sousa, in his capacity as Manager of Mirzam Land Investment, LLC, who is personally known to me or who has produced a _____ Driver's License as identification.

SEAL


NOTARY PUBLIC, STATE OF FLORIDA
Type or Print Name: PIETER JANSEN



{00032459.DOC.1 }

PUBLIC PARK DEDICATION;

DESCRIPTION OF A PARK DEDICATION FOR THE CITY OF FELLSMERE. EASEMENT SITUATED IN PART OF TRACTS 1435 AND 1434 OF THE "PLAT OF FELLSMERE FARMS COMPANY SUBDIVISION OF ALL UNSURVEYED PART OF TOWNSHIP 31 SOUTH, RANGE 37 EAST IN ST. LUCIE COUNTY, STATE OF FLORIDA", AS RECORDED IN PLAT BOOK 2, PAGES 1 AND 2 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA,

AND

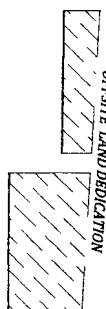
THE NORTH 150 FEET OF AN ABANDONED FELLSMERE FARMS RAILROAD RIGHT OF WAY.

COMMENCING AT THE SOUTHWEST CORNER OF TRACT 1434; THENCE N 87°22'44" W A DISTANCE OF 133.00' TO THE POINT OF BEGINNING;

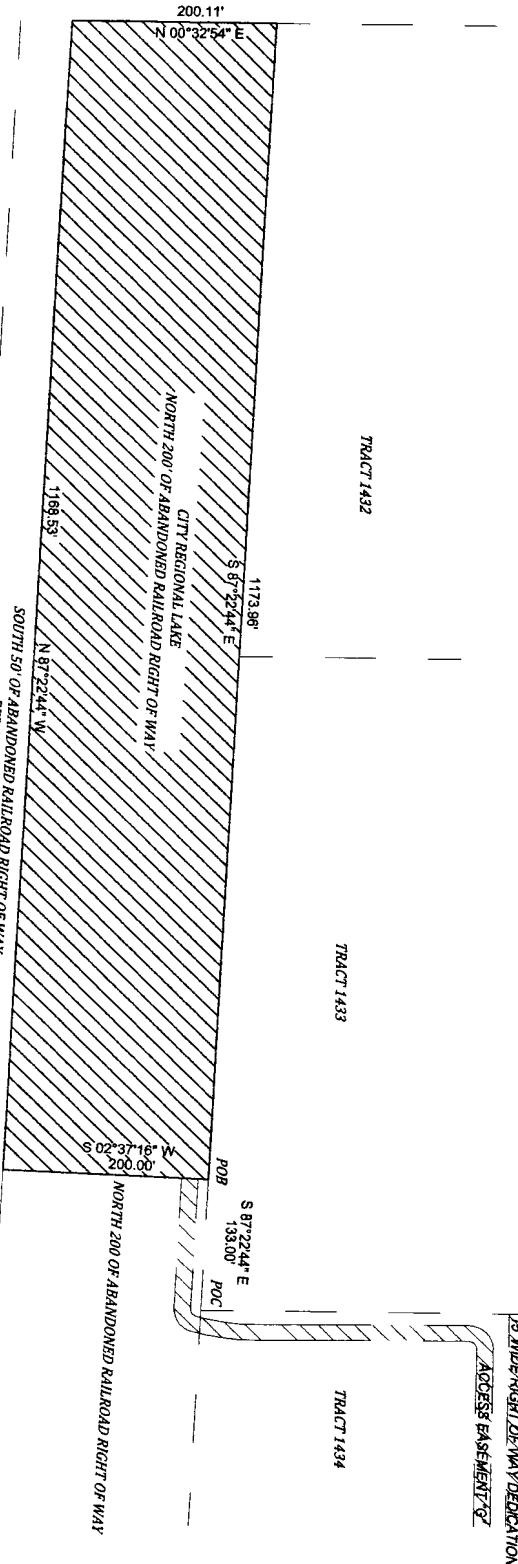
THENCE N 87°22'44" W A DISTANCE OF 1173.96';
THENCE S 00°32'54" W A DISTANCE OF 200.11';
THENCE S 87°22'44" E A DISTANCE OF 1166.72';
THENCE N 02°37'16" E A DISTANCE OF 200.00';
WHICH IS THE POINT OF BEGINNING,

HAVING AN AREA OF 234040.17 SQUARE FEET OR 5.37 ACRES.

EXHIBIT "A"



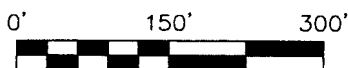
PER SKETCH AND DESCRIPTION BY CARTER ASSOCIATES' DRAWING # 18966-A



ACCESS EASEMENT 02'

CERTIFIED TO:
CITY OF FELLSMERE

CITY REGIONAL LAKE DEDICATION



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THIS IS NOT A BOUNDARY SURVEY

ARNOLD SURVEYING, INC.
PROFESSIONAL SURVEYORS & MAPPERS
FLORIDA LICENSED BUSINESS NUMBER 7903

4888 N. KINGS HIGHWAY #425, FORT PIERCE, FLORIDA 34951
24 VERDE VISTA, FORT PIERCE, FLORIDA 34951

OFFICE (772) 460-8211 FAX (772) 460-8210

DATE : 07/20/2015
PROJ. # : 13-812
DRAWN BY : CA
APP'D BY : CA
PLOT BY : Arnold Surv 4
REF. # : FGA
F.B. & PG. : 13-812

SKETCH AND DESCRIPTION LAND DEDICATION

SITUATED IN PART OF TRACTS 1434 AND 1435
UNSURVEYED TOWNSHIP 31 SOUTH, RANGE 37 EAST

SHEET

9 of 11

Dwg. #: 13-812.FOF

[Handwritten signature]