

This Instrument Prepared by and Return to:

**Jason Beal**

Atlantic Coastal Land Title Company, LLC

855 21st Street, Suite C

Vero Beach, Florida 32960

Our File No.: **47083500**

Property Appraisers Parcel Identification (Folio) Number: **32-39-08-00001-0050-00001/0**

Florida Documentary Stamps in the amount of **\$183.40** have been paid hereon.

\_\_\_\_\_ Space above this line for Recording Data \_\_\_\_\_

## **WARRANTY DEED**

**THIS WARRANTY DEED**, made the 21 day of **November, 2017**, by **SBA Towers III LLC**, a **Florida limited liability company**, whose post office address is **8051 Congress Avenue, Boca Raton, FL 33487**, herein called the **Grantor**, to **Indian River County, A Political Subdivision of The State of Florida** whose post office address is **1801 27th Street, Vero Beach, FL 32960**, hereinafter called the **Grantee**:

*(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)*

**W I T N E S S E T H**: That the Grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in **INDIAN RIVER County, State of Florida**, viz.:

### **Right of way Parcel**

**The North 30.00 feet of the South 80 feet of the following described Parcel as recorded in Official Records Book 822, Page 799, Public Records of Indian River County, Florida.**

**The West 20 acres of Tract 5, Section 8, Township 32 South, Range 39 East, according to the Plat of 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, now part of the records of Indian River County, Florida.**

**TOGETHER** with a non-exclusive access easement over all that certain land situate in **INDIAN RIVER County, State of Florida**, viz.:

### **Access easement**

**All that certain piece, Parcel or Tract of land situate, lying and being in Section 8, Township 32 South, Range 39 East of the Tallahassee Base Meridian, Indian River County, Florida. Said lands being more particularly described as follows, to wit:**

**Commencing for reference at the West Quarter corner of said Section 8, thence, bearing North 00 degrees 00 minutes 25 seconds East, a distance of 79.87 feet to a point; thence, bearing South 89 degrees 59 minutes 35 seconds East, a distance of 50.00 feet to the point and place of beginning of the herein described Parcel; thence, bearing North 00 degrees 00 minutes 25 seconds East, a distance of 25.00 feet to a point; thence, bearing South 89 degrees 50 minutes 23 seconds East, a distance of 100.00 feet to a point; thence, bearing South 00 degrees 00 minutes 25 seconds West, a distance of 25.00 feet to a point; thence, bearing North 89 degrees 50 minutes 23 seconds West, a distance of 100.00 feet to the Point of Beginning.**

**Subject to easements, restrictions and reservations of record and taxes for the year 2018 and thereafter.**

**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 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, and hereby 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 accruing subsequent to December 31, 2017.

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

Signed, sealed and delivered in the presence of:

Monica R. Pulver  
Witness #1 Signature

Monica R. Pulver  
Witness #1 Printed Name

Tammy L. Mastrella  
Witness #2 Signature

TAMMY MASTRELLA  
Witness #2 Printed Name

SBA Towers III LLC, a Florida limited liability company

Sharon S. Schwartz (Seal)

Sharon S. Schwartz, its V.P. & Assoc. General Counsel

State of Florida

County of Palm Beach

The foregoing instrument was acknowledged before me this 21<sup>ST</sup> day of November, 2017, by Sharon S. Schwartz, the V.P. & Assoc. General Counsel of SBA Towers III LLC, a Florida limited liability company, who is personally known to me or has produced N/A as identification.

SEAL

Tammy L. Mastrella  
Notary Public  
Tammy L. Mastrella  
Printed Notary Name

My Commission Expires:



