

Prepared by and return to:

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Vero Beach, FL 32960

772-231-4440

File Number: 45232-001

Will Call No.: 87

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## Special Warranty Deed

This Special Warranty Deed made this 27<sup>th</sup> day of December, 2017, between Health Systems of Indian River, Inc., a Florida not for profit corporation, whose post office address is 1000 36<sup>th</sup> Street, Vero Beach, FL 32960, grantor, and Sebastian Medical Suites, LLC, a Florida limited liability company, whose post office address is 2050 U.S. Highway 1, Suite 200, Vero Beach, FL 32960, grantee:

(Whenever 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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum TEN AND NO/100 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 heirs and assigns forever, the following described land, situate, lying and being in **Indian River County, Florida**, to-wit:

See Attached Exhibit "A".


**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.

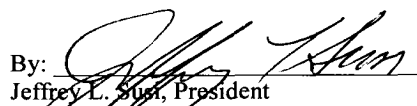
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.


**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness Name: EILEEN McHANLEY

**HEALTH SYSTEMS OF INDIAN RIVER, INC.,**  
a Florida not for profit corporation

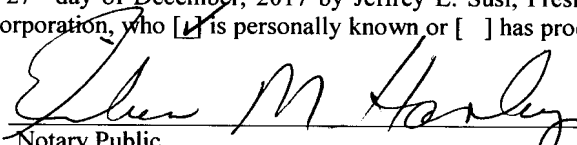
By:   
Jeffrey L. Smith, President

  
Witness Name: WILLIAM J. STEWART

State of Florida  
County of Indian River

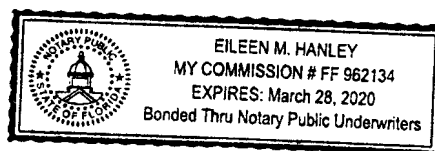
The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of December, 2017 by Jeffrey L. Susi, President of Health Systems of Indian River, Inc., a Florida not for profit corporation, who ☒ is personally known or ☐ has produced a driver's license as identification.

[Notary Seal]

  
Notary Public  
EILEEN M. HANLEY

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



PORTION OF PHASE 2 PARCEL TO BE CONVEYED TO PHASE 1 PARCEL

A PARCEL OF LAND LYING IN SECTION 30, FLEMING GRANT, INDIAN RIVER COUNTY, FLORIDA, SAID PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THAT PORTION OF LOT 22, TOWN OF WAUREGAN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 178, OF THE PUBLIC RECORDS OF BREVARD (NOW INDIAN RIVER) COUNTY, FLORIDA, LYING WEST OF THE U.S. HIGHWAY 1 RIGHT OF WAY LINE; THENCE RUN S36°39'32"E, ALONG SAID RIGHT OF WAY LINE 559.53 FEET, THENCE LEAVING SAID RIGHT OF WAY LINE RUN S45°24'05"W, 489.75 FEET TO THE POINT OF BEGINNING;

THENCE RUN N44°53'34"W, 48.15 FEET; THENCE RUN S47°51'49"W, 23.01 FEET; THENCE RUN N44°55'31"W, 62.00 FEET; THENCE RUN S45°03'05"W, 167.77 FEET; THENCE RUN N42°07'53"W, 30.54 FEET; THENCE RUN S46°18'10"W, 25.59 FEET; THENCE RUN N44°12'11"W, 124.22 FEET; THENCE RUN S48°02'36"W, 46.54 FEET; THENCE RUN N45°25'32"W, 75.42 FEET; THENCE RUN S45°28'48"W, 8.98 FEET; THENCE RUN S44°31'12"E, 86.42 FEET; THENCE RUN N45°28'48"E, 46.70 FEET; THENCE RUN S44°31'12"E, 125.01 FEET; THENCE RUN N45°28'48"E, 24.11 FEET; THENCE RUN S44°31'12"E, 30.53 FEET; THENCE RUN N45°28'48"E, 105.32 FEET; THENCE RUN S44°31'12"E, 100.57 FEET; THENCE RUN N45°24'05"E, 95.66 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 13,101 SQ. FT (0.30 ACRES), AND IS SUBJECT TO EASEMENT OF RECORD.

LINE	BEARING	DISTANCE
L-1	N44°53.34"W	48.15'
L-2	S47°51.49"W	23.01'
L-3	N44°55.31"W	62.00'
L-4	S45°30.05"W	167.77'
L-5	N42°07.53"W	30.54'
L-6	S46°18.10"W	25.58'
L-7	N44°12.11"W	124.22'
L-8	S48°02.36"W	46.54'
L-9	N45°25.32"W	75.42'
L-10	S45°28.48"W	8.98'
L-11	S44°31.12"E	86.42'
L-12	N45°28.48"E	46.70'
L-13	S44°31.12"E	125.01'
L-14	N45°28.48"E	24.11'
L-15	S44°31.12"E	106.53'
L-16	N45°28.48"E	105.32'
L-17	S44°31.12"E	100.57'
L-18	N45°24.05"E	95.66'