

01-GWD.05A-07/18

This instrument prepared
under the direction of:

[Signature], Esq. _____

Legal Description prepared by:

Pesurv, Inc.

Robert E. Lazenby, IV P.S.M. (10-30-18)

Document prepared by:

Grace K. Abel (11-05-18)

Department of Transportation

Right of Way Production Services

3400 W. Commercial Boulevard

Ft. Lauderdale, Florida 33309

Parcel No.	140.1
Item/Segment No.	4413231
Section:	88060-2525
Managing District:	04
S.R. No.	60 (20 th Street)
County:	Indian River

WARRANTY DEED

THIS WARRANTY DEED Made this 20th day of December, 2018, by **PALMETTO VERO BEACH-20TH STREET, LLC, a Florida limited liability company**, whose address is: P.O. Box 1615, Thomasville, GA 31799, Grantor, to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, 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 organizations).

WITNESSETH: That the Grantor, for and in consideration of the sum of \$1.00 and other valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Indian River County, Florida, viz:

Commence from the Center of Section 4, Township 33 South, Range 39 East, Indian River County, Florida and run thence S00°02'46"E along the West boundary of the Southeast 1/4 of said Section 4, a distance of 30.00 feet to a point on the Southern Right of Way line of State Road 60 according to State of Florida Department of Transportation Right of Way Map State Project Number 88060-2525; thence S89°19'17"E along said Southern Right of Way line, a distance of 370.02 feet; thence along that portion of the Southern Right of Way line of State Road 60 described by the Warranty Deed recorded in Official Record Book 1568, Pages 292-295, Public Records Indian County, Florida, the following three (3) courses; (1) S00°00'00"E, a distance of 6.00 feet to the POINT OF BEGINNING; (2) thence S89°19'17"E, a distance of 279.98 feet; (3) thence N00°00'00"W, a distance of 6.00 feet; continue thence S89°19'17"E along said Southern Right of Way line described in State Project Number 88060-2525, a distance of 54.27 feet; thence S00°39'40"W, a distance of 14.30 feet; thence N89°19'17"W, a distance of 334.08 feet; thence N00°02'46"W, a distance of 8.30 feet to the POINT OF BEGINNING.

(More particularly described in the sketch and legal description attached hereto)

TOGETHER with all 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 whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of: (Two witnesses required by Florida Law)

Lela M. Mitchell
Witness Signature:

Lela M. Mitchell
Print Witness Name:

Gina Hall
Witness Signature:

Gina Hall
Print Witness Name:

**PALMETTO VERO BEACH-20TH STREET,
LLC, a Florida limited liability company**

By: Palmetto Capital Group, LLC, a Georgia limited liability company
Its Manager

By: Daniel Land Company, Inc.,
a Georgia corporation
Its Manager

By: John N. Daniel, Jr.
Print Name: JOHN N. DANIEL, JR.
Its President

STATE OF Georgia
COUNTY OF Thomas

The foregoing instrument was acknowledged before me this 20th day of December, 2018, by John N. Daniel, as President of Daniel Land Company, Inc., a Georgia corporation, as Manager of Palmetto Capital Group, LLC, a Georgia limited liability company, as Manager of **PALMETTO VERO BEACH-20TH STREET, LLC, a Florida limited liability company**, on behalf of the entities, who is personally known to me or who has produced _____ as identification.



Eulina A. Dobbins
Notary Public

Eulina A. Dobbins
Printed or stamped name of Notary Public

My Commission Expires: April 30, 2019

