

This instrument prepared by:
Bruce Barkett, Esq.
Collins Brown Barkett, Chartered
756 Beachland Blvd.
Vero Beach, FL 32963

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 20 day of May, 2019, between **PRIMAX PROPERTIES, LLC, a North Carolina limited liability company**, whose address is 1100 E. Morehead Street, Charlotte, NC 28204, **Grantor**, and **INDIAN RIVER COUNTY, a political subdivision of the State of Florida**, whose address is: 1801 27th Street, Vero Beach, FL 32960, **Grantee**.

WITNESSETH that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the 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, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to December 31, 2019.

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 claiming by, through, or under the said Grantor.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

BY 

DYLAN REINGOLD
COUNTY ATTORNEY

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

[Signature]

Print Name: Robert Frigoli

[Signature]

Print Name: Marie R. McLucas

Primax Properties, LLC, a North
Carolina limited liability company

By: [Signature]

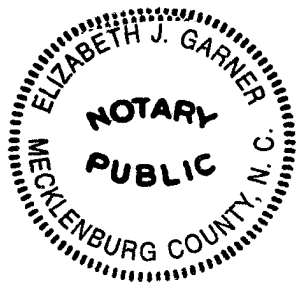
Name: WILLIAM G. SEYMOUR

Title: MEMBER/MANAGER

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

The foregoing instrument was acknowledged before me this 20th day of May, 2019, by William G. Seymour, the Manager of Primax Properties, LLC, a North Carolina limited liability company, who is personally known to me or who has produced in person as identification.

(Notary Seal)



[Signature]

Print Name: ELIZABETH J. GARNER

Notary Public

My Commission Expires:

My Commission Expires 7/15/2020

EXHIBIT "A"

***Legal Description & Sketch
for Right of Way Dedication
in Vero Lakes Estates Unit H-4
Indian River County, Florida***

SURVEYORS NOTES

- 1) THIS SKETCH EXISTS SOLELY FOR THE PURPOSE OF ILLUSTRATING THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED.
- 2) ALL DIMENSIONS ARE CALCULATED UNLESS OTHERWISE NOTED.
- 3) THIS SKETCH MEETS THE STANDARD PRACTICES FOR SURVEYING AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

LEGEND

R/W	RIGHT-OF-WAY
NO.	NUMBER
R	RADIUS
L	LENGTH
CH	CHORD DISTANCE
CB	CHORD BEARING
PSM	PROFESSIONAL SURVEYOR AND MAPPER
Δ	DELTA
N	NORTH
S	SOUTH
E	EAST
W	WEST
P.T.	POINT OF TANGENCY
P.C.	POINT OF CURVATURE
O.R.B.	OFFICIAL RECORD BOOK
PG.	PAGE

LEGAL DESCRIPTION

A PORTION OF LOTS 7, 8 AND 9, BLOCK D, VERO LAKE ESTATES UNIT H-4, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 31, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7, BLOCK D; THENCE NORTH 89°46'57" WEST ALONG THE NORTH RIGHT OF WAY LINE OF 94TH STREET AS SHOWN ON THE SAID PLAT OF VERO LAKE ESTATES UNIT H-4 A DISTANCE OF 80.07 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE NORTH 89°46'57" WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 24.98 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE CONTINUE ALONG SAID RIGHT OF WAY OF 94TH STREET AND ONTO THE EAST RIGHT OF WAY LINE OF 108TH AVENUE AS SHOWN ON THE SAID PLAT OF VERO LAKE ESTATES UNIT H-4 AND ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°02'37", FOR AN ARC LENGTH OF 39.29 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°15'40" EAST ALONG SAID EAST RIGHT OF WAY LINE OF 108TH AVENUE A DISTANCE OF 162.63 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF AN EXISTING RIGHT OF WAY DEDICATION AS RECORDED IN OFFICIAL RECORD BOOK 2297, PAGE 329 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE SOUTH 89°51'26" EAST ALONG SAID SOUTH LINE A DISTANCE OF 50.00 FEET; THENCE SOUTH 00°15'40" WEST AND PARALLEL WITH THE SAID EAST RIGHT OF WAY LINE OF 108TH AVENUE A DISTANCE OF 187.71 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 9,249.67 SQUARE FEET MORE OR LESS.

Sheet 1 of 2

Not Valid Without All Sheets

LEGAL DESCRIPTION & SKETCH "This is NOT a Boundary Survey"	Drawn by: DMT	Checked by DMT	File name 7399	Date 5/15/19	Scale N/A	Drawing Name 7399-RWdedicate
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Masteller, Moler & Taylor, Inc.

PROFESSIONAL SURVEYORS AND MAPPERS

LAND SURVEYING BUSINESS #4644

1655 27th Street, Suite 2 Vero Beach, Florida 32960

Phone: (772) 564-8050 Fax: (772) 794-0647

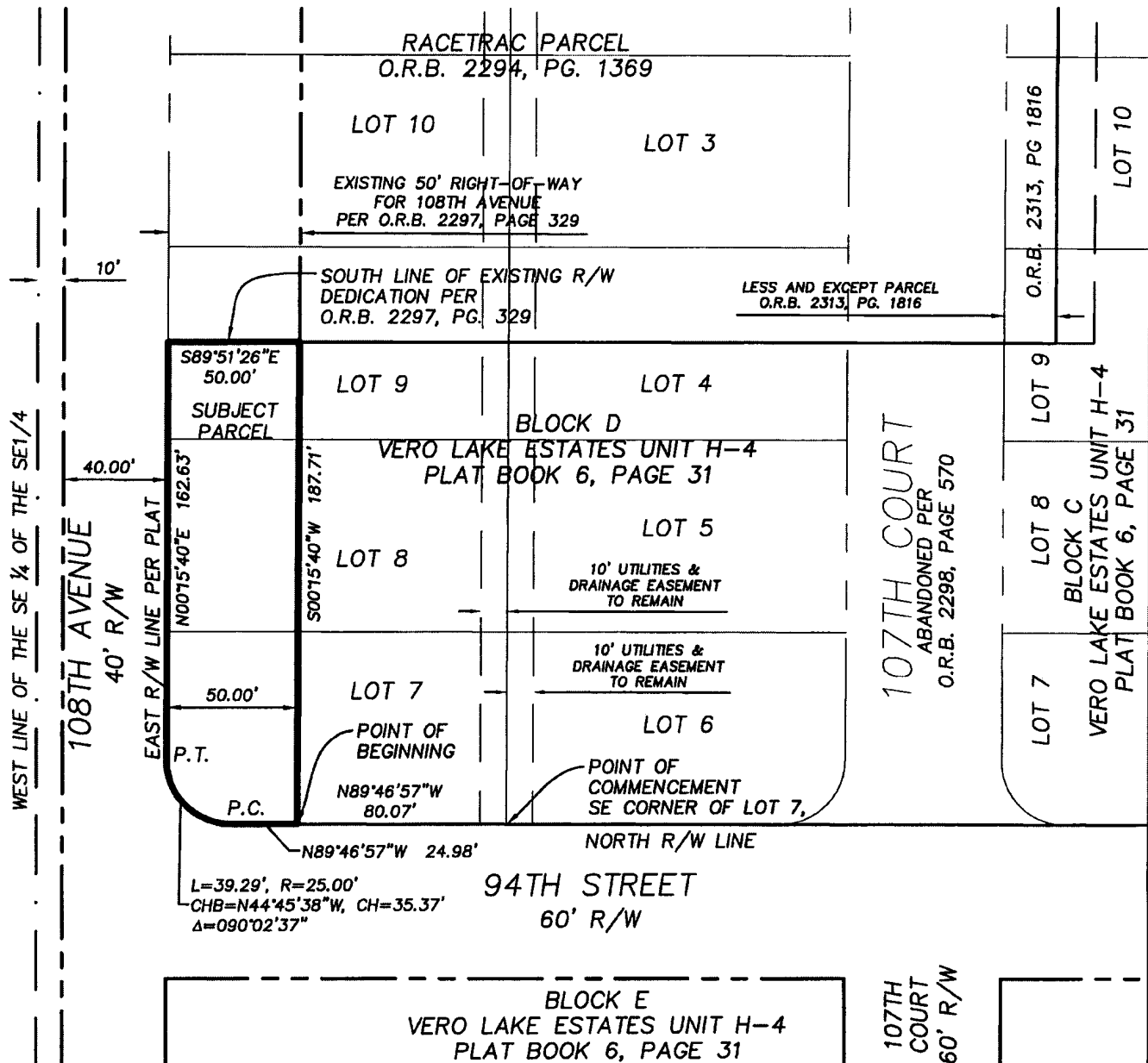
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

David M. Taylor
DAVID TAYLOR P.L.S. 5243

Legal Description & Sketch for Right of Dedication in Vero Lakes Estates Unit H-4 Indian River County, Florida



Sheet 2 of 2
Not Valid Without All Sheets



LEGAL DESCRIPTION & SKETCH
"This is NOT a Boundary Survey"

Drawn by:
DMT

Checked by:
DMT

File name
7399

Date
5/15/19

Scale
1"=60'

Drawing Name
7399-RWdedicate



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David Taylor

DAVID TAYLOR P.L.S. 5243