

**Prepared By**

Name: Angela Edlicks-Rosalie  
Address: P.O. box 442  
Wabasso,  
State: Fla. Zip Code: 32970

**After Recording Return To**

Name: Angela Edlicks-Rosalie  
Address: P.O. box 442  
Wabasso  
State: Fla. Zip Code: 32970

Space Above This Line for Recorder's Use

**FLORIDA QUIT CLAIM DEED**

STATE OF FLORIDA

Indian River COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of  
One Thousand Dollars (\$1,000) in hand paid to  
Kinchen Groves Inc, a Florida Corporation residing at 7655 66th Ave, County of  
Indian River, City of Vero Beach, State of Florida (hereinafter known as the  
"Grantor(s)") hereby quitclaims to Angela Edlicks-Rosalie, a person, residing at  
7720 66th Ave, Vero Beach, County of Indian River, City of Vero Beach, State of  
Florida (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or  
to the following described real estate, situated in Indian River County, Florida to-wit:

See Attached Sketch and Legal Description

**[INSERT LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]**

**To have and to hold**, the same together with all and singular the appurtenances thereunto belonging  
or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for  
the said first party, either in law or equity, to the only proper use, benefit and behoof of the said  
second party forever.

X Marvin Kinchen  
Grantor's Signature

Marvin K. Kinchen  
Grantor's Name

7655 66th Ave  
Address

VERO BEACH, FL 32967  
City, State & Zip

Grantor's title: President

\_\_\_\_\_  
Grantor's Signature

\_\_\_\_\_  
Grantor's Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State & Zip

**In Witness Whereof,**

Betty Hicks  
Witness's Signature

BETTY HICKS  
Witness's Name

7790 66th Ave  
Address

VERO BEACH FL  
City, State & Zip

32970

Marsha Kinchen  
Witness's Signature

Marsha Kinchen  
Witness's Name

7655-66th Ave  
Address

VERO BEACH FL 32967  
City, State & Zip

STATE OF FLORIDA)

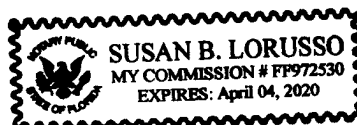
COUNTY OF INDIAN RIVER)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARVIN K. KINCHEN whose names are signed to the foregoing instrument, and who ~~is known to me~~, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 18 day of FEBRUARY, 2020.

Susan B. Lorusso  
Notary Public

My Commission Expires: 4/4/2020



# Sketch and Legal Description for: INDIAN RIVER COUNTY

## Legal Description

BEING A PARCEL OF LAND LYING IN TRACT 1, SECTION 6, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY FLORIDA, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY, AS RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE (NOW INDIAN RIVER) COUNTY, FLORIDA. SAID PARCEL ALSO BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 699, PAGE 1152, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 1; THENCE SOUTH 00°32'02" WEST, ALONG THE EAST LINE OF SAID TRACT 1 (SAID LINE BEING 50.00 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID SECTION 6) A DISTANCE OF 652.08 FEET; THENCE DEPARTING SAID EAST LINE, NORTH 89°43'25" WEST, ALONG THE NORTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 3183, PAGE 821, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE DEPARTING SAID LINE, SOUTH 00°32'02" WEST, ALONG THE WEST LINE OF SAID OFFICIAL RECORD BOOK 3183, PAGE 821, A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF AFOREMENTIONED OFFICIAL RECORD BOOK 699, PAGE 1152; THENCE NORTH 89°43'25" WEST, ALONG SAID SOUTH LINE A DISTANCE OF 38.00 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 00°32'02" EAST, ALONG A LINE THAT IS 38.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID OFFICIAL RECORD BOOK 3183, PAGE 821, A DISTANCE OF 100.00 FEET TO THE NORTH LINE OF SAID OFFICIAL RECORD BOOK 699, PAGE 1152; THENCE SOUTH 89°43'25" EAST, ALONG SAID NORTH LINE A DISTANCE OF 38.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,800 SQUARE FEET±, (0.09 ACRES) MORE OR LESS

## Surveyor's Notes

1). THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED WITH THE BENEFIT OF A RIGHT OF WAY MAP PREPARED BY KIMLEY-HORN & ASSOC., JOB NO. 1505, DATED JULY 7, 2017. TOGETHER WITH THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY, RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE (NOW INDIAN RIVER) COUNTY, FLORIDA.

2). THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS:

(A) PROVIDED IN ITS ENTIRETY CONSISTING OF 2 SHEETS, WITH SHEET 2 SHOWING THE SKETCH AND LEGAL DESCRIPTION.

(B) REPRODUCTIONS OF THE DESCRIPTION AND SKETCH ARE SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.

3). THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE EAST LINE OF TRACT 1 AS SHOWN ON THE LAST GENERAL PLAT OF INDIAN RIVER FARMS COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 25, ST LUCIE, NOW INDIAN RIVER COUNTY, FLORIDA. SAID LINE BEARS SOUTH 00°32'02" WEST AND ALL OTHERS ARE RELATIVE THERETO.

## Certification

(NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER)

I HEREBY CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS COMPLETED UNDER MY DIRECTION AND SAID SKETCH AND LEGAL IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR SURVEYS SET FORTH BY THE FLORIDA PROFESSIONAL BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATE STATUTES.

1-24-2020  
DATE OF SIGNATURE

DAVID W. SCHRYVER  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 4864

## Legend and Abbreviations

I.R.F.W.C.D. = INDIAN RIVER FARMS  
WATER CONTROL DISTRICT  
L = LENGTH OF ARC  
(P) = PLAT  
PBS = PLAT BOOK ST. LUCIE  
Δ = DELTA ANGLE  
SQ. FT. = SQUARE FEET  
R = RADIUS  
R/W = RIGHT-OF-WAY

PROVIDED IN ITS ENTIRETY CONSISTING OF 2 SHEETS  
WITH SHEET 2 BEING THE SKETCH OF DESCRIPTION

**This is not a Boundary Survey**

AGENCY: **INDIAN RIVER COUNTY, FL  
PUBLIC WORKS DEPT./ENGINEERING DIV.**

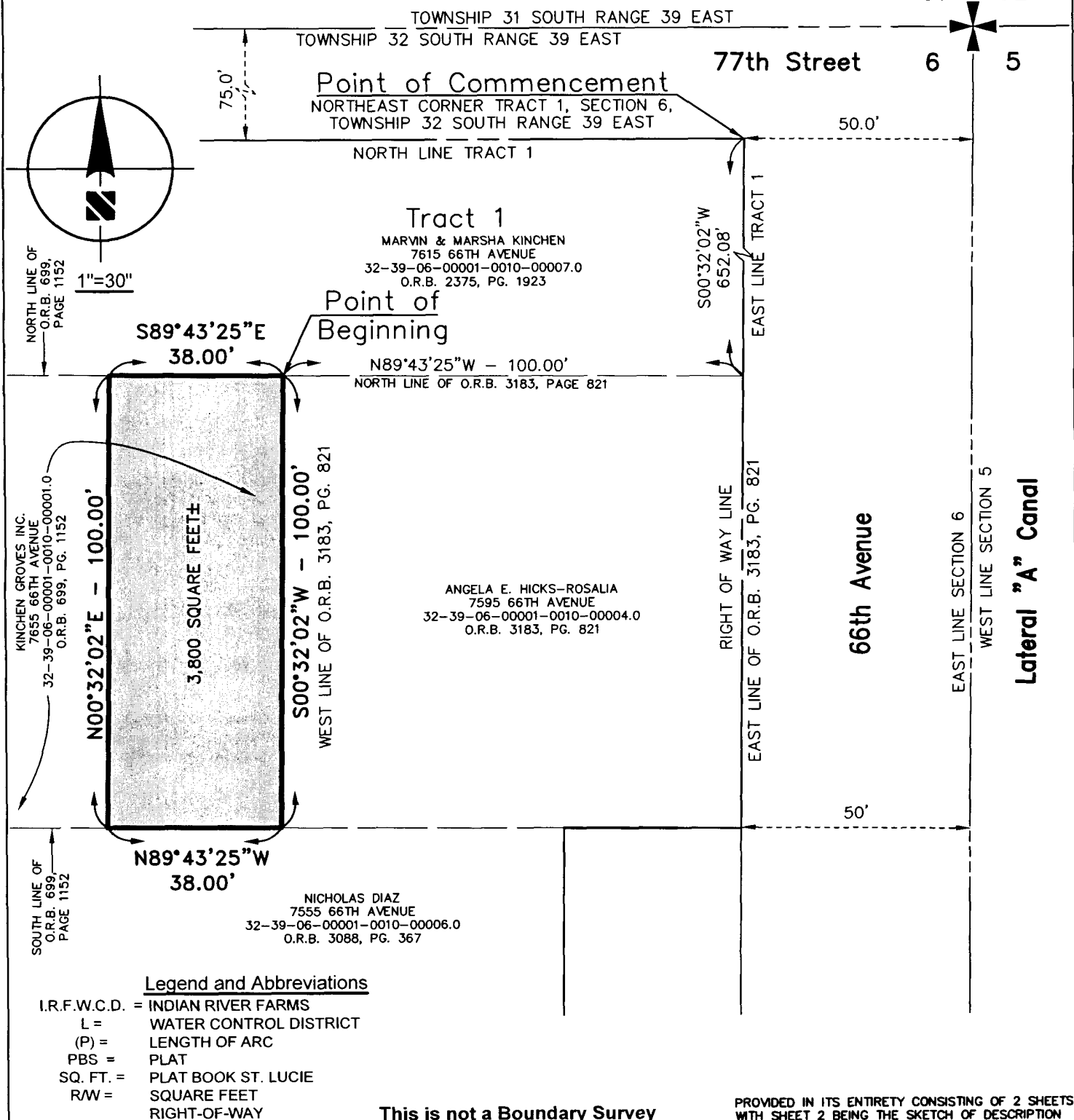
DATE: **01/10/2020** DRAWN BY: **R. INGLET**

SCALE: **1"=30'** APPROVED BY: **D.SCHRYVER**

SHEET: **1 OF 2** JOB NO: **1505**

**Sketch and Legal Description  
for:  
INDIAN RIVER COUNTY**

# Sketch and Legal Description for: INDIAN RIVER COUNTY



AGENCY: **INDIAN RIVER COUNTY, FL  
PUBLIC WORKS DEPT./ENGINEERING DIV.**

DATE: **01/10/2020** DRAWN BY: **R. INGLETT**

SCALE: **1"=30'** APPROVED BY: **D.SCHRYVER**

SHEET: **2 OF 2** JOB NO: **1505**

**Sketch and Legal Description  
for:  
INDIAN RIVER COUNTY**