

Prepared by and return to:

Jason Beal
Atlantic Coastal Land Title Company, LLC
855 21st Street
Suite C
Vero Beach, FL 32960
(772) 569-4364
File No 2020-5321

Parcel Identification No 32-39-29-00005-0000-00010.1

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 12th day of August, 2020 between Woodrow Dawsey and Belinda Dawsey, husband and wife, whose post office address is 5800 37th Street, Vero Beach, FL 32966, of the County of Indian River, State of Florida, Grantors, to Indian River County, a political subdivision of the State of Florida, whose post office address is 1801 27th Street, Vero Beach, FL 32960, of the County of Indian River, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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, Florida, to-wit:

The East 276.95 feet of Lot 10, Block 1, Palm Villa Estates, according to map or plat thereof as recorded in Plat Book 1, Page 58, of the Public Records of Indian River County, Florida, less and except the South 30 feet, and the East 5 feet for road right-of-way and LESS the South 30 feet thereof.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2020 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS

PRINT NAME: Jason A. Beal

WITNESS

PRINT NAME: Isabella Vigliani

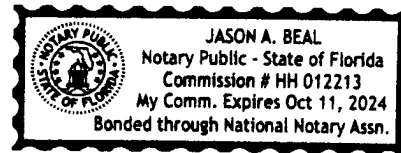
Woodrow Dawsey

Belinda Dawsey

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 12th day of August, 2020, by Woodrow Dawsey and Belinda Dawsey.

Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ☒ _____
Type of Identification
Produced: DL

Sketch and Legal Description for: INDIAN RIVER COUNTY

Legal Description (PER O.R.B. 2345, PG. 1340)

THE EAST 276.95 FEET OF LOT 10, BLOCK 1, PLAT OF PALM VILLA ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 58, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH 30 FEET AND THE EAST 5 FEET LESS THE SOUTH 30 FEET.

CONTAINING 25,512 SQUARE FEET, (0.59 ACRES) MORE OR LESS

Surveyor's Notes

- 1). THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED WITH THE BENEFIT OF A TOPOGRAPHIC SURVEY PREPARED BY INDIAN RIVER COUNTY ENGINEERING DEPARTMENT, JOB NO. 1356, DATED JULY 24, 2015.
- 2). THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS:
 - (A) PROVIDED IN ITS ENTIRETY CONSISTING OF 2 SHEETS , WITH SHEET 2 SHOWING THE SKETCH OF THE DESCRIPTION.
 - (B) REPRODUCTIONS OF THE DESCRIPTION AND SKETCH ARE SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
- 3). THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY. THEREFORE, THERE MAY EXIST EASEMENTS, RESERVATIONS, RESTRICTIONS OR OTHER ENCUMBRANCES NOT SHOWN HEREON, BUT CAN BE FOUND IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

Certification

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

Legend and Abbreviations

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

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.

DATE OF SIGNATURE

DAVID M. SILON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6139

This is not a Boundary Survey

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

Woodrow and Belinda Dawsey - 5800 37th Street

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

DATE: 8/11/2020	DRAWN BY: R. INGLETT
SCALE: N/A	APPROVED BY: D.SILON
SHEET: 1 OF 2	JOB NO: 1.357

Sketch and Legal Description for:
INDIAN RIVER COUNTY
(5800 37th Street)

