

Cutout from Tax Parcel I.D. 33391000001007000009.2
Revised 8.23.22

Warranty Deed

THIS INDENTURE, made this 31 day of AUG, 2022 between **Fallaw Broadus Sowell and Louise V. LaDow as Co-Trustees of the Broadus F. and Patricia B. Sowell Revocable Trust dated August 13, 2008**, hereinafter called GRANTOR, and **INDIAN RIVER COUNTY, a political subdivision of the State of Florida**, whose mailing address is 1801 27th Street, Vero Beach, Florida 32960, hereinafter called GRANTEE.

WITNESSETH:

That 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, has granted, bargained and sold to the GRANTEE, and GRANTEE'S successors and assigns forever, the following described land, situate, lying and being in Indian River County, Florida:

See Exhibit "A" and Exhibit "B" attached hereto and made a part hereof.

GRANTOR does hereby fully warrant the title to the land, and will defend the same against the lawful claims of all persons whomsoever.

Signed, sealed and delivered
in the presence of:

Signature: [Signature]
Printed Name: WANDA H SOWELL

Fallaw Broadus Sowell

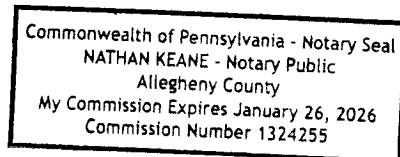
By: [Signature]
Fallaw Broadus Sowell
Co-Trustee of the Broadus F. and
Patricia B. Sowell Revocable Trust
dated August 13, 2008

Signature: [Signature]
Printed Name: JOSEPH A. GARRET

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 31 day of AUG, 2022 by **Fallaw Broadus Sowell, as Co-Trustee of the Broadus F. and Patricia B. Sowell Revocable Trust dated August 13, 2008**, who is ☐ personally known or ☒ produced identification in the form of PA DRIVERS LICENSE.

NOTARIAL SEAL:



NOTARY PUBLIC

[Signature]
Printed Name: NATHAN KEANE
Commission No.: 1324255
Commission expiration: 1/26/26

Signed, sealed and delivered
in the presence of:

Louise V. LaDow

Signature: [Signature]
Printed Name: Laura Ekberg

By: [Signature]
Louise V. LaDow
Co-Trustee of the Broadus F. and
Patricia B. Sowell Revocable Trust
dated August 13, 2008

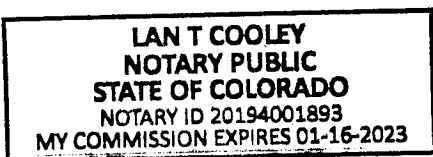
Signature: [Signature]
Printed Name: Valeria Guerrero

STATE OF Colorado
COUNTY OF Douglas

The foregoing instrument was acknowledged before me, by means of ☒ physical presence
or ☐ online notarization, this 10 day of September, 2022 by **Louise V. LaDow, as Co-
Trustee of the Broadus F. and Patricia B. Sowell Revocable Trust dated August 13, 2008**, who is ☐
personally known or ☒ produced identification in the form of COOL.

NOTARY PUBLIC

NOTARIAL SEAL:



[Signature]
Printed Name: LAN COOLEY
Commission No.: 20194001893
Commission expiration: 01-16-2023

Approved as to form and legal sufficiency:

By: [Signature]
Dylan Reingold
County Attorney

Sketch and Legal Description for: INDIAN RIVER COUNTY

EXHIBIT "A"

Legal Description (RIGHT OF WAY ACQUISITION)

BEING A PARCEL OF LAND LYING IN TRACT 7, SECTION 10, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY, AS RECORDED IN PLAT BOOK 2, PAGE(s) 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, SAID PARCEL BEING BOUNDED AS FOLLOWS:

BOUNDED ON THE NORTH BY A LINE 70.00 FEET NORTH OF, AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF THE NORTHEAST ONE QUARTER OF SAID SECTION 10; BOUNDED ON THE EAST BY THE WEST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 128, PAGE 402, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; BOUNDED ON THE SOUTH BY A LINE 30.00 FEET NORTH OF, AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF THE NORTHEAST ONE QUARTER OF SAID SECTION 10; BOUNDED ON THE WEST BY THE EAST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 158, PAGE 276, OF SAID PUBLIC RECORDS.

CONTAINING 1,143 SQUARE FEET, MORE OR LESS

Surveyor's Notes

1). THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED WITH THE BENEFIT OF PRELIMINARY RIGHT OF WAY MAP FOR 12TH STREET, PREPARED BY INDIAN RIVER COUNTY PUBLIC WORKS DEPARTMENT, SURVEY SECTION, PROJECT NO. 1647, WITH THE PRELIMINARY DATE OF DECEMBER 15, 2021.

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 NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.

Legend and Abbreviations

C.R. = COUNTY ROAD
I.R.F.W.C.D = INDIAN RIVER FARMS
WATER CONTROL DISTRICT
L = LENGTH OF ARC
LLC = LIMITED LIABILITY COMPANY
O.R.B. = OFFICIAL RECORD BOOK
(P) = PLAT
P.B. = PLAT BOOK
PGE = PAGE
PBS = PLAT BOOK ST. LUCIE
Δ = DELTA ANGLE
SQ. FT. = SQUARE FEET
R = RANGE
RW = RIGHT-OF-WAY
T = TOWNSHIP

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.

4-18-2022
DATE OF SIGNATURE

DAVID M. SILON, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 8139

This is not a Boundary Survey

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

DATE: **04/12/2022** DRAWN BY: **R. INGLET**

SCALE: **N/A** APPROVED BY: **D. SCHRYVER**

SHEET: **1 OF 2** JOB NO: **2022-006**

Sketch and Legal Description
for:
INDIAN RIVER COUNTY

MS
4-18-22

Sketch and Legal Description for: INDIAN RIVER COUNTY

EXHIBIT "B"

Legal Description

BEING A PARCEL OF LAND LYING IN TRACT 7, SECTION 10, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY, AS RECORDED IN PLAT BOOK 2, PAGE(S) 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, AS RECORDED IN OFFICIAL RECORD BOOK 3189, PAGE 43 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

10 33 39 A PARCEL OF LAND 25.5 FEET BY 107.50 FEET ABUTTING THE WEST SIDE OF THE SOUTH 107.50 FEET OF LOT "H", VERO PARK SUBDIVISION No. 2, AN UNRECORDED PLAT.

CONTAINING 2,741 SQUARE FEET, MORE OR LESS

Surveyor's Notes

1). THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED WITH THE BENEFIT OF PRELIMINARY RIGHT OF WAY MAP FOR 12TH STREET, PREPARED BY INDIAN RIVER COUNTY PUBLIC WORKS DEPARTMENT, SURVEY SECTION, PROJECT NO. 1647, WITH THE PRELIMINARY DATE OF DECEMBER 15, 2021.

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

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Certification

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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.

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4-18-2022
DATE OF SIGNATURE

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

This is not a Boundary Survey

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

DATE: **04/12/2022** DRAWN BY: **R. INGLET**

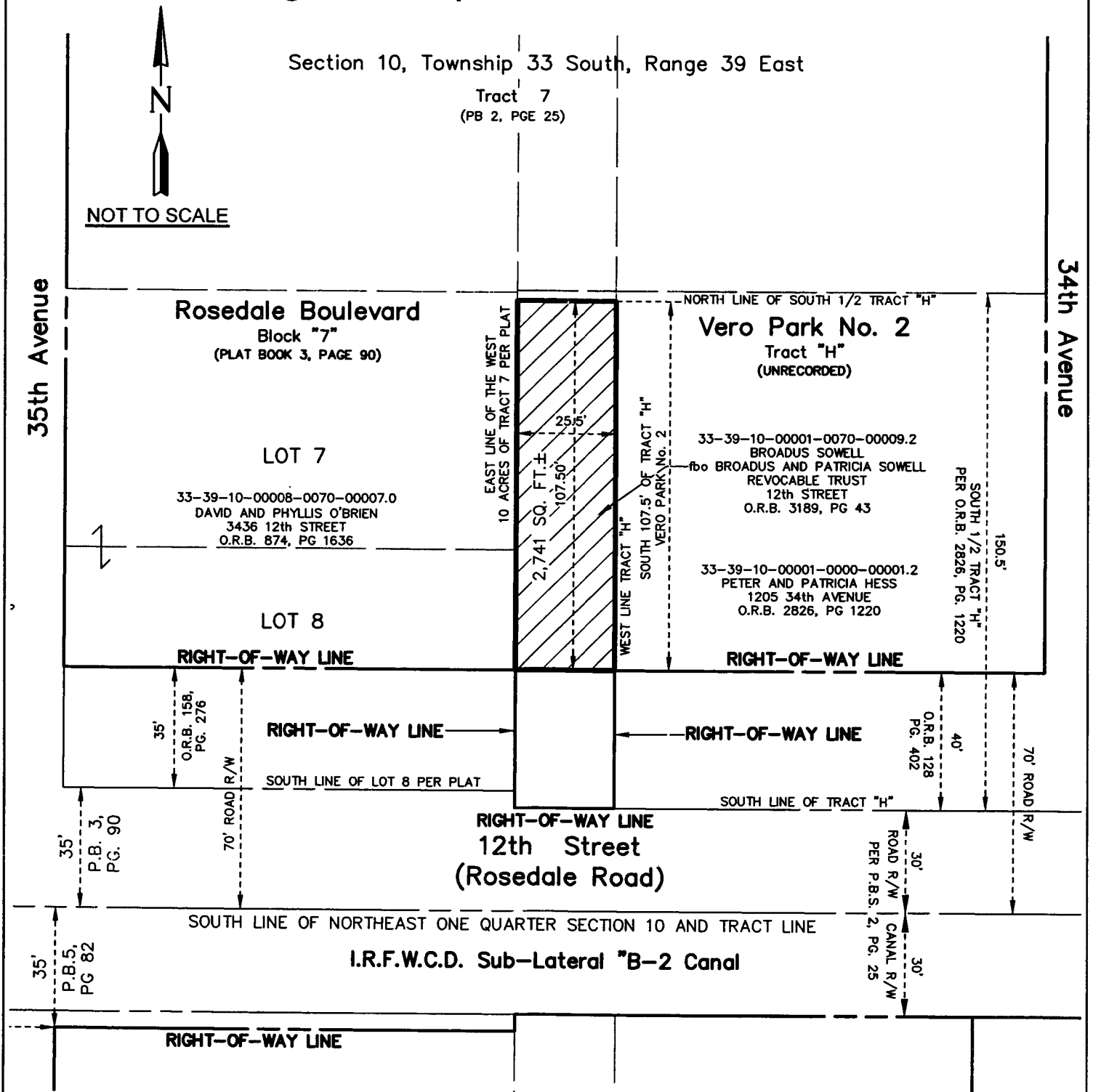
SCALE: **N/A** APPROVED BY: **D. SCHRYVER**

SHEET: **1 OF 2** JOB NO: **2022-006**

Sketch and Legal Description
for:
INDIAN RIVER COUNTY

MS
4-18-22

Sketch and Legal Description for: INDIAN RIVER COUNTY



This is not a Boundary Survey

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

DATE: **04/12/2022** DRAWN BY: **R. INGLETT**

SCALE: **N/A** APPROVED BY: **D. SCHRYVER**

SHEET: **2 OF 2** JOB NO: **2022-006**

Sketch and Legal Description
for:
INDIAN RIVER COUNTY