

**SALE: NONE**  
**DOC. STAMPS: \$.70**

This Instrument was prepared by  
and should be returned to:

Warren W. Dill, Esq.  
Dill, Evans & Rhodeback  
1565 U.S. Highway 1  
Sebastian, FL 32958

Parcel ID No.:

.....(Space above this line for recording data).....

## **SPECIAL WARRANTY DEED**

*This Special Warranty Deed*, executed this 11<sup>th</sup> day of October, 2022, by **HIERS PROPERTIES, L.L.C.**, a Florida limited liability company, whose address is **686 3<sup>rd</sup> Place, Vero Beach, Florida 32962** hereinafter referred to as "Grantor", to **CITY OF FELLSMERE, FLORIDA**, a municipal corporation existing under the laws of the State of Florida, whose post office address is **22 S. Orange Street, Fellsmere, Florida 32948**, hereinafter referred to as "Grantee".

**WITNESSETH** that said Grantor, for and in consideration of the sum of **TEN DOLLARS (\$10.00)**, and other good and valuable considerations to said Grantor 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 County, Florida, to-wit:

See Exhibit "A" attached hereto and by this reference made a part hereof.

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

Subject to governmental regulations, covenants, rights of way, restrictions, easements and reservations of record, if any, but this provision shall not operate to reimpose the same, and taxes for this year and subsequent years.

**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 of the said Grantor, either in law or equity, to the proper use, benefit and behoof of the Grantee 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 the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against no others.

Minimum documentary stamps are due because this was a transaction for nominal consideration. There are no open mortgages encumbering this property.

*In Witness Whereof*, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in our presence:

WITNESSES:

Sign: Jessica Lumley  
Print: JESSICAA LUMLEY  
Sign: Marilyn S. Holland  
Print: Marilyn S. Holland

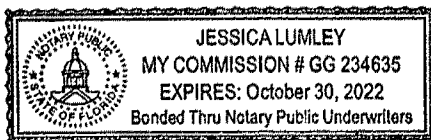
Hiers Properties, L.L.C., a Florida  
limited liability company

By: Pamela Butz  
Pamela Butz, Managing Member

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11<sup>th</sup> day of October, 2022, by Pamela Butz, Managing Member of Hiers Properties, L.L.C., a Florida limited liability company and on behalf of the company, who is ☒ personally known to me or ☐ has produced as identification.

"SEAL"



Sign: Jessica Lumley  
Notary Public, State of Florida  
Print Name: JESSICAA LUMLEY  
My Commission Expires: 10/30/2022  
My Commission No. is: GG 234635

WARRANTY DEED  
PAGE 2 OF 4

Signed, sealed and delivered  
in our presence:

WITNESSES:

Sign: Jessica Lumley  
Print: JESSICAA LUMLEY  
Sign: Marilyn S. Holland  
Print: Marilyn S. Holland

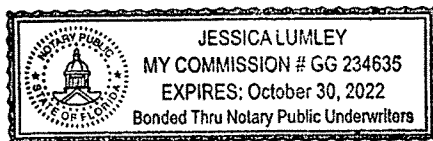
Hiers Properties, L.L.C., a Florida  
limited liability company

By: Kelly Hiers  
Kelly Hiers, Managing Member

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11<sup>th</sup> day of October, 2022, by Kelly Hiers, Managing Member of Hiers Properties, L.L.C., a Florida limited liability company and on behalf of the company, who is ☒ personally known to me or ☐ has produced as identification.

"SEAL"



Sign: Jessica Lumley  
Notary Public, State of Florida  
Print Name: JESSICAA LUMLEY  
My Commission Expires: 10/30/2022  
My Commission No. is: GG234635

WARRANTY DEED  
PAGE 3 OF 4

Signed, sealed and delivered  
in our presence:

WITNESSES:

Sign: Jessica Lumley  
Print: JESSICAA. LUMLEY

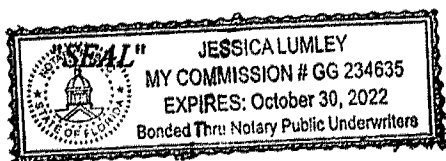
Sign: Marilyn S. Holland  
Print: Marilyn S. Holland

Hiers Properties, L.L.C., a Florida  
limited liability company

By: Stacy A. Hockenhull  
Stacy A. Hockenhull, Managing  
Member

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of ☒ physical presence  
or ☐ online notarization this 10<sup>th</sup> day of October, 2022, by Stacy A. Hockenhull,  
Managing Member of Hiers Properties, L.L.C., a Florida limited liability company and on behalf  
of the company, who is ☒ personally known to me or ☐ has produced  
as identification.



Jessica Lumley  
Notary Public, State of Florida  
Print Name: JESSICAA. LUMLEY  
My Commission Expires: 10/30/2022  
My Commission No. is: GG234635

WARRANTY DEED  
PAGE 4 OF 4

**SKETCH OF DESCRIPTION**

PROJECT NAME: O'Reilly Fellsmere  
PURPOSE: R/W DEDICATION

THIS IS NOT A BOUNDARY SURVEY  
NOT VALID WITHOUT SHEET 2

**EXHIBIT "A"**  
**TO**  
**WARRANTY DEED**  
**FROM HIERS PROPERTIES, L.L.C.**  
**TO CITY OF FELLSMERE, FLORIDA**  
**PAGE 1 OF 2**

**DESCRIPTION:**

Part of Tracts 1447, 1448, 1449, 1451, 1542, 1543, 1550, 1551 and 1552. of unsurveyed Township 31 South, Range 37 East, of the Fellsmere Farms Company Subdivision, according to the Plat thereof as filed Plat Book 2. Pages 1 and 2 of the Public Records of St. Lucie County, Florida, said land now lying and being in Indian River County, Florida more particularly described as follows:

Commencing at the intersection of the Southerly projection of the East right of way line of the Fellsmere Farms North Diversion Ditch, a 60.00 foot right of way and the North right of way line of County Road 512, a 100.00 foot right of way at this location as presently occupied: Thence run S89°28'30"E along said North right of way line, a distance of 1,810.74 feet; thence continue N00°25'30"E along said North right of way line, a distance of 10.00 feet; thence continue S89°28'30"E along said North right of way line, a distance of 104.19 feet for the Point of Beginning; thence run N00°25'30"E, a distance of 40.00 feet; thence run S89°28'30"E, a distance of 100.00 feet; thence run S00°25'30"W, a distance of 40.00 feet to a point on said North right of way line; thence run N89°28'30"W along said North right of way line, a distance of 100.00 feet to the Point of Beginning;

Contains 4,000 square feet or 0.092 acres, more or less.

**SURVEYORS NOTES**

1. Bearings based on the North right of way line of County Road 512 as being as being N89°28'30"W.
2. I hereby certify that the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying set forth in Florida Administrative Code Rule 5J-17.05 requirements.
3. Not valid without the signature and seal of a Florida Licensed Surveyor and Mapper.
4. The electronic signature hereon is in compliance with the Florida Administrative Code (FAC) 5J-17.062(3)
5. The seal appearing on this document was authorized by James R. Shannon, PLS 4671 on 07/27/2022 per 5J17-062(2).

Digitally signed  
by James R.  
Shannon  
Date: 2022.07.28  
08:15:19 -04'00'

JAMES R. SHANNON JR., P.L.S. #4671  
NOT VALID WITHOUT THE SIGNATURE AND THE  
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHANNON SURVEYING, INC.  
499 NORTH S.R. 434 - SUITE 2045  
ALTAMONTE SPRINGS, FLORIDA, 32714  
(407) 774-8372 LB # 6898

DATE OF SURVEY: 07/27/2022  
DRAWN BY: SP SCALE: 1" = 100'

PB2-PG1 O'REILLY-RW SKETCH-2

SHEET 1 OF 2

