

01-GWD.05A-07/18

This instrument prepared under the direction of:

Elizabeth S. Quintana, Esq. *ESQ*

District Four Assistant General Counsel

Legal Description prepared by:

Luis A. Gaztambide, P.S.M. (08-26-2021)

Document prepared by:

Cochise Wadley (09-01-2022)

Florida Department of Transportation

Right of Way Production Services

3400 W. Commercial Boulevard

Fort Lauderdale, Florida 33309

Parcel No.	107.1
Item/Segment No.	4056064
Section:	88050-2507
Managing District:	04
C.R. No.	510 (Wabasso Rd/85 th St/90 th Ave)
County:	Indian River

WARRANTY DEED

THIS WARRANTY DEED Made this 18th day of October, 20 22,
by **LAWRENCE LAND HOLDINGS, LLC**, a Missouri limited liability company, successor by name
change from **G.M. Lawrence and Co.**, whose address is: 1 Park Avenue, Wilson, Arkansas 72395,
Grantor, to the **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION**, Grantee: (wherever
used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal
representatives and assigns of individuals and the successors, and assigns of organizations).

WITNESSETH: That the Grantor, for and in consideration of the sum of \$1.00 and other valuable
considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, aliens,
remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Indian River County,
Florida, viz:

Parcel No. 107

Item/Segment No. 4056064

A portion of land lying in the Southwest One-Quarter (SW 1/4) Section 26, Township 31 South, Range 38
East, Indian River County, Florida, as shown on Sheets 9 and 10 of the Florida Department of Transportation
Right of Way Map of County Road 510 (85th Street), Item/Segment No. 4056064, Section 88050-2507, being
more particularly described as follows:

Commence at the South One-Quarter (S. 1/4) Corner of said Section 26; thence North 00°14'53" East along
the East line of said Southwest One-Quarter (SW 1/4) of Section 26, Township 31 South, Range 38 East, a
distance of 3.26 feet to the Baseline of Survey of said County Road 510 (85th Street); thence
North 89°46'38" West along said Baseline of Survey of County Road 510 (85th Street), a distance of 84.96
feet; thence North 00°13'22" East along a line at a right angle to the previously described course, a distance of
50.00 feet to a point on the Northerly Existing Right of Way line of said County Road 510 (85th Street) and
the POINT OF BEGINNING; thence North 89°46'38" West along said Northerly Existing Right of Way line
of County Road 510 (85th Street), a distance of 1,496.05 feet; thence North 00°13'22" East, a distance of 17.65
feet to the beginning of a curve concave Northerly, having a chord bearing of South 87°42'49" East; thence

Florida Administrative
Code 12B-4.014

This deed is a transfer of property under threat
of condemnation and is immune from payment
of Documentary Stamp Taxes

Easterly along said curve, having a radius of 1,021.00 feet, through a central angle 04°07'39", an arc distance of 73.55 feet to the end of said curve; thence South 89°46'38" East, a distance of 457.97 feet; thence North 88°30'01" East, a distance of 715.30 feet; thence South 89°46'38" East, a distance of 203.79 feet; thence South 77°52'48" East, a distance of 46.86 feet to a point of the Westerly Existing Right of Way line of 86th Avenue; thence South 00°14'53" West along said Westerly Existing Right of Way line of said 86th Avenue, a distance of 26.84 feet to the POINT OF BEGINNING.

Containing 0.811 acres, more or less.

TOGETHER with all 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; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of: (Two witnesses required by Florida Law)

[Signature]
Witness Signature:

Jeff Kmiec
Print Witness Name:

[Signature]
Witness Signature:

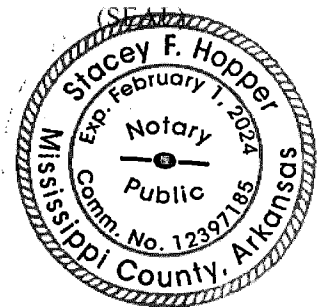
Shemma Allain
Print Witness Name:

**LAWRENCE LAND HOLDINGS, LLC,
a Missouri limited liability company, successor
by name change from G.M. Lawrence and Co.**

By: [Signature]
Print Name: John H. Johnson
Manager

STATE OF Arkansas
COUNTY OF Mississippi

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18 day of October, 2022, by John H. Johnson, Manager of **LAWRENCE LAND HOLDINGS, LLC, a Missouri limited liability company, successor by name change from G.M. Lawrence and Co.,** who is personally known to me or who has produced _____ as identification.



[Signature]
Notary Public

Stacey F. Hopper
Printed or stamped name of Notary Public

My Commission Expires: 2-1-2024