

Prepared by and return to:

Barry G. Segal
Attorney at Law
Barry G. Segal, P.A.
3096 Cardinal Drive Suite 2C
Vero Beach, FL 32963
772-567-5552
File Number: KMAP
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **8th** day of **May, 2023** between **John A. Viesta, Jr., a single man** whose post office address is **825 83rd Drive, Vero Beach, FL 32966**, grantor, and **KMAP, LLC, a Wyoming limited liability company** whose post office address is **30 North Gould Street, Suite R, Sheridan, WY 82801**, grantee:

(Whenever 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 corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **ONE AND NO/100 DOLLARS (\$1.00)** 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:

That portion of the West 10 acres of Tract 16, Section 11, Township 33 South, Range 38 East, according to the last general plat of lands of the Indian River Farms Company, filed in the Office of the Clerk of the Circuit Court of St. Lucie County, Florida, in Plat Book 2, page 25, said lands now lying and being in Indian River County, Florida, described as follows:

Commencing at the Southwest corner of Tract 16, Section 11, Township 33 South, Range 38 East, run Northerly along the West line of said Tract 16, a distance of 60 feet to a point lying on the North right of way of Glendale Road (8th Street); thence continue Northerly along the West line of Tract 16 a distance of 381.11 feet to the Point of Beginning; from the Point of Beginning, run Northerly along the West line of Tract 16, a distance of 250.00 feet; thence run Easterly and parallel to the North line of said Tract 16 a distance of 249.69 feet; thence run Southerly and parallel to the West line of Tract 16 a distance of 38.61 feet to a point of curvature of a curve being concave to the Northwest; thence along said curve having a radius of 216.00 feet and a delta of 40°54'57" an arc distance of 154.25 feet to a point of curvature of a curve being concave to the Southeast; thence along said curve having a radius of 234.22 feet and a delta of 20°50'57" and an arc distance of 85.23 feet; thence run Westerly and parallel to the North line of Tract 16 a distance of 150.32 feet to the Point of Beginning.

Parcel Identification Number: 33-38-11-00001-0160-00001/0

The North 630.98 feet of the West 10 Acres of Tract 16, Section 11, Township 33 South, Range 38 East, according to the plat thereof of Indian River Farms Company, filed in the office of the Clerk of the Circuit Court of St. Lucie County, Florida, in Plat Book 2, page 25; said lands now lying and being in Indian River County, Florida.

Parcel Identification Number: 33-38-11-00001-0160-00001/1

Lot 11, Interstate Commercial Park, according to the plat thereof as recorded in Plat Book 12, Page 29, of the Public Records of Indian River County, Florida.

Parcel Identification Number: 33-38-03-00006-0000-00011.0

Parcel Identification Number:

PREPARED WITHOUT REQUEST FOR OR BENEFIT OF TITLE SEARCH OR ABSTRACT.

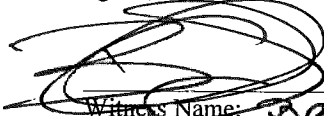
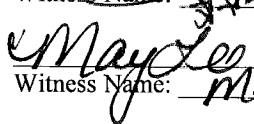
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

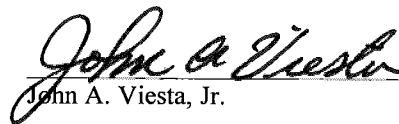
To Have and to Hold, the same in fee simple forever.

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, except taxes accruing subsequent to **December 31, 2022**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: Barry Glen Segal

Witness Name: May Lee

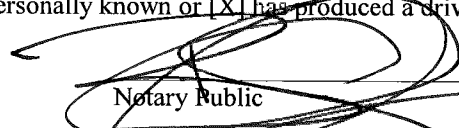
 (Seal)
John A. Viesta, Jr.

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of May, 2023 by John A. Viesta, Jr., who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public
Printed Name: _____
My Commission Expires: _____