

Prepared by and Return To:

Stacy King
Majesty Title Services, a division of LandCastle Title
Group, LLC
705 17th Street
Vero Beach, FL 32960

Order No.: VB082305033

APN/Parcel ID(s): 32392800001001000030.0
32392800001001000027.0
32392800001001000026.0

WARRANTY DEED

THIS WARRANTY DEED dated June 14, 2023, by KKB Enterprises L.L.C., a Florida limited liability company, hereinafter called the grantor, to Derion Blidgen and Tisa Blidgen, husband and wife, whose post office address is 4625 45th St, Vero Beach, FL 32967, hereinafter called the 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 corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Indian River, State of Florida, to wit:

Parcel 1:

The South 80 feet of the West 100 feet of the following described parcel of land to wit:

Beginning at the Northwest corner of Tract 1, Section 28, Township 32 South, Range 39 East, according to 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, recorded in Plat Book 2, Page 25; said lands now lying and being in Indian River County, Florida, run East along the Section line a distance of 245.4 feet; thence run South 30 feet, more or less, to an iron pipe which is the Point of Beginning; thence run South 270 feet to a point, thence run East 100 feet to a point; thence run North 80 feet to a point; thence run East 100 feet to a point; thence run North 190 feet to a point; thence run West a distance of 200 feet along a canal right of way line to Point of Beginning.

Also: Commence at the Northwest corner of the East 12.50 acres of the West 20 acres of Tract 1, Section 28, Township 32 South, Range 39 East, according to 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, recorded in Plat Book 2, Page 25; said lands now lying and being in Indian River County, Florida, thence run South along the West boundary of the East 12.50 acres of the West 20 acres as aforesaid a distance of 300 feet to a Point of Beginning, from the Point of Beginning thence run South 250 feet, thence run East 200 feet, thence run North 250 feet, thence run West 200 feet to the Point of

WARRANTY DEED

(continued)

Beginning; Less the South 75 feet thereof.

Parcel 2:

That portion of the East 12.50 acres of the West 20 acres of Tract 1, Section 28, Township 32 South, Range 39 East, according to 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, recorded in Plat Book 2, Page 25; said lands now lying and being in Indian River County, Florida, described as follows:

Commence at a point on the South line of the Indian River Farms Drainage District right of way along the North portion of said above described land where said right of way intersects the West line of said above described property, thence run East along the said right of way a distance of 200 feet, thence run South at a right angle thereto for a distance of 220 feet to a Point of Beginning. From said Point of Beginning, run South 80 feet; thence run West 100 feet; thence run North 80 feet; thence run East 100 feet to the Point of Beginning.

Together with an easement over a 30 foot roadway running from the South boundary line of Tract 1 to the North Gifford Road, lying immediately East of the above described property and being described as the East 30 feet of the West 230 feet of the East 12.50 acres of the West 20 acres of Tract 1, Section 28, as above described for the use of a private driveway for ingress and egress to the above described property running the entire distance of the above described road. Said easement is an easement in common with other owners in the East 12.50 acres.

Parcel 3:

The East 80 feet of the North 190 feet of the following described parcel of land to wit:

Beginning at the Northwest corner of Tract 1, Section 28, Township 32 South, Range 39 East, run East along the Section line a distance of 245.4 feet; thence run South 30 feet more or less to an iron pipe which is the Point of Beginning; thence run South 270 feet to a point; thence run East 100 feet to a point; thence run North 80 feet to a point; thence run East 100 feet to a point; thence run North 190 feet to a point; thence run West a distance of 200 feet along a canal right of way line to Point of Beginning.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple and Easement 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, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

WARRANTY DEED
(continued)

Stacy King
Witness Signature

Stacy King
Print Name

[Signature]
Witness Signature

Jo Ann Webster
Print Name

KKB Enterprises L.L.C., a Florida limited liability company

BY: [Signature]
Timothy A. Schuller
Managing Member

Address: 185 Mckee Ln
Vero Beach, FL 32960

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 14 day of June, 2023, by Timothy A. Schuller, to me known to be the person(s) described in or who has/have produced DL as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

[Signature]
NOTARY PUBLIC
My Commission Expires:

