

Prepared By and Return To:

Gregory P. Nelson, Esq.  
1900 Old Dixie Highway  
Fort Pierce, Florida 34946

Parcel ID #31-37-00-00001-0100-00001.0

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SPACE ABOVE THIS LINE FOR RECORDING DATA

### **SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** made the 14<sup>th</sup> day of June, 2023, by **FELLSMERE JOINT VENTURE LLC**, a Florida limited liability company, whose mailing address is 1900 Old Dixie Highway, Fort Pierce, Florida 34946, hereinafter called the Grantor, to **FLORIDA REMEMBERED SOCIETY INC.**, a Florida not for profit corporation, whose address is P.O. Box 650640, Vero Beach, Florida 32962, 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, partnerships, state agencies, or public bodies.)

**WITNESSETH** that the Grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations, receipt whereof is hereby acknowledged, hereby grants, donates, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Indian River County, Florida viz:

See Exhibit "A" attached and by this reference made a part hereof  
(hereinafter "Property").

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

**SUBJECT TO** the Non-Exclusive Easement and Agreement of even date herewith and the restrictions, reservation and easements of record, if any, which are not reimposed hereby, and real estate taxes subsequent to December 31, 2022.

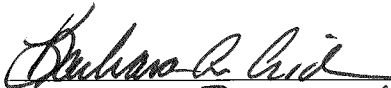
**TO HAVE AND TO HOLD** the same in fee simple forever.


**AND THE GRANTOR** hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor.

**IN WITNESS WHEREOF**, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

**FELLSMERE JOINT VENTURE LLC**  
a Florida limited liability company

  
Print Name: Barbara A. Crider


  
Print Name: Sarah Piazza

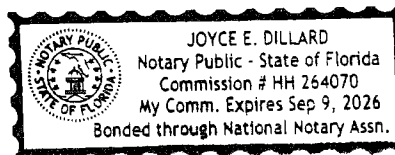
By:   
**Richard M. Carnell, Jr., Vice President**

**STATE OF FLORIDA**  
**COUNTY OF ST LUCIE**

The foregoing Special Warranty Deed was acknowledged before me this 14<sup>th</sup> day of JUNE, 2023, by Richard M. Carnell, Jr., as Vice President of Fellsmere Joint Venture LLC, a Florida limited liability company, [☒] who is personally known to me or [ ] who produced N/A as identification.

(NOTARIAL SEAL)

  
Notary Public - State of Florida  
My Commission Expires:



**EXHIBIT "A"**

A PARCEL OF LAND LYING IN A PORTION OF TRACTS 101 AND 102, FELLSMERE FARMS COMPANY'S SUBDIVISION OF UNSURVEYED LANDS IN TOWNSHIP 31 SOUTH, RANGE 37 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 1 AND 2, OF THE PUBLIC RECORDS, OF ST. LUCIE COUNTY, FLORIDA, SAID PROPERTY NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT 101, THENCE SOUTH 89°26'10" EAST, ALONG THE NORTH LINE OF SAID TRACT 101, A DISTANCE OF 277.84 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTH 89°26'10" EAST, ALONG THE NORTH LINE OF SAID 101, AND ALONG THE NORTH LINE OF SAID TRACT 102, A DISTANCE OF 685.00 FEET; THENCE SOUTH 00°33'50" WEST, A DISTANCE OF 596.30 FEET; THENCE NORTH 89°26'10" WEST, A DISTANCE OF 685.00 FEET; THENCE NORTH 00°33'50" EAST, A DISTANCE OF 596.30 FEET, RETURNING TO THE POINT OF BEGINNING.

CONTAINING 9.38 ACRES, MORE OR LESS.

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