

City of Fellsmere
22 S Orange St
Fellsmere FL 32948



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)

WARRANTY DEED

This Warranty Deed, executed this 31 day of July, 202³, by VAQUERO
FELLSMERE PARTNERS, LP, a Texas limited partnership, whose address is 2627
Tillar Street, Suite 111, Fort Worth, Texas 76107 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 successors 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 (any, the "Encumbrances")

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, that the Grantor hereby fully warrants the title to said land and will defend the same
against the lawful claims arising through Grantor, but not otherwise, subject to the Encumbrances

Minimum documentary stamps are due because this was a gift from Grantor to Grantee
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

Vaquero Fellsmere Partners, LP a
Texas limited partnership

Sign Caitlin Pipkin
Print Caitlin Pipkin

By Vaquero Ventures
Management, LLC, a Texas
limited liability company, its
General Partner

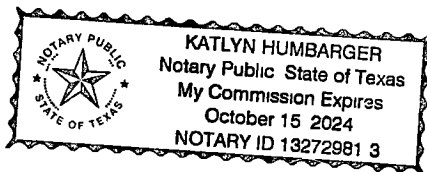
Sign Pamela Parker
Print Pamela Parker

By W A Landreth, III
W A Landreth, III, Manager/
Member*

STATE OF Texas
COUNTY OF Tarrant

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 31st day of July, 2023, by W A Landreth, III, Manager/Member of Vaquero Ventures Management, LLC, General Partner for Vaquero Fellsmere Partners, LP and on behalf of the company, who is ☒ personally known to me or ☐ has produced _____ as identification

"SEAL"



Katlyn Humbarger
Notary Public, State of ~~Florida~~ Texas
Print Name Katlyn Humbarger
My Commission Expires 10-15-2024
My Commission No is 13272981-3

*Pursuant to letter of authorization dated August 25, 2022, signed by Brian C Williams, Manager/Member and W A Landreth, III, Manager/Member attached hereto

WARRANTY DEED
PAGE 2 OF 2

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 VAQUERO FELLSMERE PARTNERS, LP
TO
CITY OF FELLSMERE, FLORIDA
PAGE 1 OF 2

DESCRIPTION

Part of Tracts 1551, 1552, 1641 and 1642 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 tying 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 1,664.93 feet for the Point of Beginning, thence run N00°25'30" E, a distance of 50.00 feet, thence run S89°28'30" E a distance of 250.00 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 104.19 feet thence continue S00°25'30" W along said North right of way line, a distance of 10.00 feet, thence continue N89°28'30" W along said North right of way line, a distance of 145.81 feet to the Point of Beginning

Contains 11.458 square feet or 0.263 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
James R. Shannon
Shannon
Date: 2022.07.28
08:14:36 -04'00'

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

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

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

PB2-PG1 OREILLY-RW SKETCH-1

SHEET 1 OF 2

Vaquero Fellsmere Partners, LP
2627 Tillar Street, Suite 111
Fort Worth, Texas 76107

August 25, 2022

Re This letter authorization (this "Authorization") regarding Vaquero Fellsmere Partners, LP (the "Partnership")

To Whom It May Concern

The Partnership hereby authorizes, W A Landreth, III, Manager at Vaquero Ventures Management, LLC, to do or cause to be done all such acts or things necessary or appropriate in connection with the development and management of real property, improvements, and investments located in Fellsmere, Florida, and owned or managed by the Partnership, including the execution and delivery of any and all documentation related to the rezone thereof

Sincerely

VAQUERO FELLSMERE PARTNERS, LP,
a Texas limited partnership

By Vaquero Ventures Management, LLC,
its General Partner

By 
W A Landreth, III, Manager/Member

By 
Brian C Williams, Manager/Member