

**THIS INSTRUMENT PREPARED BY AND  
RECORD AND RETURN TO:**

Anthony P. Guettler  
Gould Cooksey Fennell, PLLC  
979 Beachland Boulevard  
Vero Beach, FL 32963  
(772) 231-1100

Recording: \$28.00  
Deed Stamps: \$.70  
Total: \$28.70

Property Appraiser's Parcel  
Identification No.:  
33-40-16-0000-0020-00010/0

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**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED made the 28<sup>th</sup> day of December, 2023 by **Harvey J. Wilson and Teresa L. Wilson, each as to an undivided one (1/2) half interest, as tenants in common**, whose address is 1560 Gracewood Lane (a/k/a 1575 Pelican Lane), Vero Beach, Florida 32963, (hereinafter referred to as "GRANTOR"), to **Harvey J. Wilson and Teresa L. Wilson, Trustees of the Wilson Community Property Trust dated December 28, 2023**, whose address is 1560 Gracewood Lane (a/k/a 1575 Pelican Lane), Vero Beach, Florida 32963, (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 Dollars (\$10.00) and other valuable considerations, receipt whereof is 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 and described on Exhibit A attached hereto.

**SUBJECT** to easements, restrictions, reservations and rights- of- way, of record, if any, but this provision shall not operate to reimpose the same, and real property taxes accruing subsequent to December 31, 2023.

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

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

**GRANTOR COVENANTS** with GRANTEE that GRANTOR has good right and lawful authority to sell and convey the property and GRANTOR warrants title to the property for any acts of GRANTOR and will defend the title against lawful claims of all persons claiming by, through, or under GRANTOR.

**Note to Recording Clerk:** This conveyance constitutes the transfer of unencumbered real property, for no monetary consideration. Minimum documentary stamps have been affixed to this instrument.


**THE GRANTEE** is specifically conferred the power and authority (1) either to protect, conserve and to sell, or to lease, or to encumber, or otherwise manage and dispose of the real property herein described, and (2) all of the powers and authority which could be granted or conferred under the authorization and powers permitted to be conferred and granted pursuant to Chapter 689.073, Florida Statutes.


**THIS WARRANTY DEED HAS BEEN PREPARED BY THE ABOVE NOTED PARTY WITHOUT BENEFIT OF ABSTRACT OR TITLE EXAMINATION. THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE EXISTENCE OF LIENS, CLAIMS, OR ENCUMBRANCES OF ANY NATURE OF RECORD, OR WHICH MAY EXIST AGAINST THE 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:

Witness Name: Anthony P. Guettler  
Address: 979 Beachland Boulevard  
Vero Beach, FL 32963


  
Harvey J. Wilson

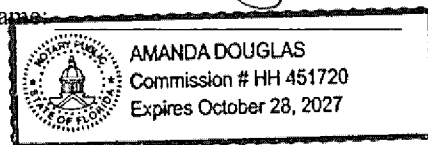
  
Witness Name: Morgan V. Gullo  
Address: 979 Beachland Boulevard  
Vero Beach, FL 32963

  
Teresa L. Wilson

**STATE OF FLORIDA  
COUNTY OF INDIAN RIVER**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 28<sup>th</sup> day of December 2023, by **Harvey J. Wilson and Teresa L. Wilson, each as to an undivided one (1/2) half interest, as tenants in common**, who are  personally known to me or who have  produced a driver's license as identification and who did not take an oath.

  
Notary Public  
Printed Name:



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

**PARCEL A:**

THE SOUTH 150 FEET OF THE NORTH 405 FEET OF GOVERNMENT LOT 2, SECTION 16, TOWNSHIP 33 SOUTH, RANGE 40 EAST, EXCEPTING HOWEVER AND IT IS SPECIFICALLY EXCEPTED FROM THIS CONVEYANCE, THE WEST 745 FEET OF THE SOUTH 150 FEET OF THE NORTH 405 FEET OF THE SAID GOVERNMENT LOT 2, SECTION 16, TOWNSHIP 33 SOUTH, RANGE 40 EAST.

**PARCEL B:**

A PERPETUAL EASEMENT, WHICH EASEMENT SHALL BE APPURTENANT TO PARCEL 1 ABOVE DESCRIBED FOR THE PURPOSES OF INGRESS, EGRESS AND REGRESS, IN, TO, ON AND OVER THE FOLLOWING DESCRIBED LAND: FROM THE POINT OF BEGINNING, WHERE THE EAST RIGHT OF WAY LINE OF FLORIDA STATE ROAD A-1-A INTERSECTS THE NORTH BOUNDARY LINE OF THE SOUTH 160 FEET OF THE NORTH 405 FEET OF GOVERNMENT LOTS 2 AND 3, SECTION 16, TOWNSHIP 33 SOUTH, RANGE 40 EAST, RUN EAST ON A LINE PARALLEL TO THE NORTH BOUNDARY LINE OF SAID GOVERNMENT LOTS 2 AND 3 TO THE MEAN LOW WATER MARK OF ATLANTIC OCEAN; THENCE RUN SOUTHERLY ALONG THE MEAN LOW WATER MARK TO A POINT LYING TEN FEET DUE SOUTH OF THE NORTH BOUNDARY LINE OF THE SOUTH 160 FEET OF THE NORTH 405 FEET OF SAID GOVERNMENT LOTS 2 AND 3; THENCE RUN WEST ON A LINE PARALLEL TO THE NORTH BOUNDARY LINE OF SAID GOVERNMENT LOTS 2 AND 3 TO A POINT 745 FEET EAST OF THE WEST BOUNDARY LINE OF SAID GOVERNMENT LOT 2; THENCE RUN SOUTH A DISTANCE OF 40 FEET TO A POINT; THENCE RUN WEST ON A LINE PARALLEL TO THE NORTH BOUNDARY LINE OF SAID GOVERNMENT LOTS 2 AND 3, TO THE EAST RIGHT OF WAY LINE OF SAID FLORIDA STATE ROAD A-1-A; THENCE RUN NORTHERLY ALONG THE SAID EAST RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

**PARCEL 2:**

A PARCEL OF LAND LYING IN GOVERNMENT LOT 2, SECTION 16, TOWNSHIP 33 SOUTH, RANGE 40 EAST, INDIAN RIVER COUNTY, FLORIDA, AND BEING A PORTION OF LOT 14, GRACEWOOD LAND SUBDIVISION, AS RECORDED IN PLAT BOOK 14, PAGE 24, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 14, GRACEWOOD LANE SUBDIVISION, AS RECORDED IN PLAT BOOK 14, PAGE(S) 24, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; RUN NORTH 89 DEGREES 34' 26" EAST (BASIS OF BEARINGS) ALONG THE NORTH LINE OF SAID LOT 14, A DISTANCE OF 30.00; THENCE LEAVING SAID NORTH LINE OF LOT 14, RUN SOUTH 00 DEGREES 26' 08" EAST, A DISTANCE OF 35.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, THE RADIUS OF WHICH BEARS SOUTH 36 DEGREES 26' 04" WEST, A DISTANCE OF 50.00 FEET; SAID POINT ALSO BEING ON THE RIGHT OF WAY LINE OF GRACEWOOD LANE, A 60.00 FOOT RIGHT OF WAY; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE OF GRACEWOOD LANE THROUGH A CENTRAL ANGLE OF 36 DEGREES 51' 52", AN ARC DISTANCE OF 32.17 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, RUN NORTH 00 DEGREES 26' 08" WEST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.