

This Instrument Prepared By  
and Should be Returned To:

J. Gregory Humphries, Esquire  
SHUTTS & BOWEN LLP  
300 S. Orange Avenue, Suite 1600  
Orlando, Florida 32801

Tax Parcel I.D. No.: 33-40-30-00000-3000-00005/0

**WARRANTY DEED**

**THIS WARRANTY DEED** is made as of the 9<sup>th</sup> day of February, 2024, by and between **KELLY A. WOOD**, conveying his/her separate, non-homestead property (“Grantor”), whose mailing address is 406 9<sup>th</sup> Court, Vero Beach, Florida 32962, and **SUTHERLIN NISSAN VERO BEACH, INC.**, a Florida corporation (“Grantee”), whose mailing address is 105 Pilgrim Village Drive, Suite 100, Cumming, GA 30040.

(Whenever used herein, the terms “Grantor” and “Grantee” shall be deemed to include the parties to this Special Warranty Deed and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, limited liability companies or partnerships. The singular shall be deemed to include the plural, and vice versa, where the context so permits.)

**WITNESSETH:**

**WITNESSETH**, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, has granted, bargained, sold, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantee, all that certain land situate in Indian River County, Florida, more particularly described in **Exhibit “A”** attached hereto,

**TOGETHER** with all the tenements, hereditaments and appurtenances with every privilege, right, title, interest and estate, reversion, remainder and easement hereto belonging or in anywise appertaining, and together with all improvements located thereon or therein, including Grantor’s right, title and interest, if any, in the streets, rights of way and easements on or immediately abutting the land conveyed hereunder and dedicated to the public, in the event of abandonment thereof (collectively, the “Property”).

**TO HAVE AND TO HOLD** the Property, and all of Grantor’s estate, right, title, interest, lien and equitable rights in or to the Property, either in law or in equity or both, to the proper use, benefit, and behoof of Grantee and Grantee’s successors and assigns in fee simple forever.

**AND** Grantor hereby covenants with said Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons whomsoever, subject only to those matters described on **Exhibit “B”** attached hereto and by this reference made a part hereof.

[SIGNATURE ON FOLLOWING PAGE.]

**IN WITNESS WHEREOF**, Grantor has executed this Warranty Deed as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

**“GRANTOR”**

**WITNESSES:**

Jasmyne Burcher  
Print Name: Jasmyne Burcher  
Print Address:  
8726 92nd Ct  
Vero Beach FL 329107

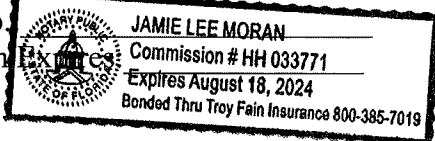
Kelly A. Wood  
**KELLY A. WOOD**

Joseph Klati  
Print Name: Joseph Klati  
Print Address:  
3181 Hawk Creek Dr SW  
Vero Beach FL 32962

STATE OF FL  
COUNTY OF Indian River

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of February, 2024, by Kelly A. Wood. He/She is personally known to me or has produced FL DL W300501696100 as identification.

Jamie Lee Moran  
Print Name: Jamie Lee Moran  
Notary Public, State and County aforesaid  
Commission No. \_\_\_\_\_  
My Commission Expires \_\_\_\_\_



[Affix Notary Seal]

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

The Land referred to herein below is situated in the County of INDIAN RIVER, State of Florida, and is described as follows:

The West 200 feet of the following described property:

Commencing at a point on the North line of the Northwest Quarter of Section 30, Township 33 South, Range 40 East, where said North line is intersected by the East right of way line of US. Highway #1 and from said point run East on said North section line 500 feet to the Point of Beginning, said point being the Northwest corner of the property conveyed to grantors by Deed dated May 28, 1951, and recorded in Deed Book 66, Page 323; from said Point of Beginning, run South on a line parallel to the East line of said Northwest 1/4 a distance of 335.76 feet, thence run East on a line parallel to the North line of said Northwest 1/4 a distance of 342.3 feet, thence run North on a line parallel to the East line of said Northwest 1/4 to the North line of said Northwest 1/4, thence run West on the North line of said Northwest 1/4 to the Point of Beginning. Said reference to US. Highway #1 is to said road as it existed prior to Nov. 7, 1953, which is the date of conveyance for additional right of way.

LESS AND EXCEPT that portion conveyed to Indian River County by Deed recorded in Official Records Book 108, Page 322, of the Public Records of Indian River County, Florida.

**EXHIBIT "B"**

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.