

Prepared by and return to:

Richard D. Sneed, Jr.

Attorney at Law

Richard D. Sneed, Jr. P.A.

2001 9th Avenue Suite 114, 2001 Bldg

Vero Beach, FL 32960

772-562-2772

File Number: LiveOak 23-178

Will Call No.:

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## Warranty Deed

**This Warranty Deed** made this 26<sup>th</sup> day of March, 2024 between Live Oak Investment Group, Inc., a Florida corporation whose post office address is 2001 9th Avenue, Suite 106, Vero Beach, FL 32960, grantor, and Childcare Resources of Indian River, Inc., a Florida not for profit corporation whose post office address is 2300 5th Avenue, Suite 149, Vero Beach, FL 32960, grantee:

(Whenever 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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 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 heirs and assigns forever, the following described land, situate, lying and being in Indian River County, Florida to-wit:

Lots 1, 2, 3 and 4, Block 49, ORIGINAL TOWN OF VERO, now City of Vero Beach, according to the plat thereof as recorded in Plat Book 2, Page 12, Public Records of St. Lucie County, Florida; said land now lying and being Indian River County, Florida; and,

Lots 10 through 18, inclusive, Block 1, EDGEWOOD ADDITION TO VERO, according to the plat thereof as recorded in Plat Book 2, Page 28, Public Records of St. Lucie County, Florida; said land now lying and being in Indian River County, Florida; and,

A 20 foot vacated alley as shown on the plat of EDGEWOOD ADDITION TO VERO, as recorded in Plat Book 2, Page 28, Public Records of St. Lucie County, Florida; said land now lying and being in Indian River County, Florida, which adjoins and lies west of Lots 13 in said subdivision; and,

Begin at the NE corner of Lot 1, Block 49, ORIGINAL TOWN OF VERO, now City of Vero Beach, according to the plat thereof as recorded in Plat Book 2, Page 12, Public Records of St. Lucie County, Florida, and running 50 feet East with the south line of the extension of Osceola Boulevard to a stake; thence running South parallel with said Lot 1 a distance of 140 feet to a stake on the North line of an abandoned alley; thence running with abandoned alley 50 feet West to the SE corner of Lot 1, thence with line of said Lot 1 to beginning; said land lying in the SW corner of Block 48, of the TOWN OF VERO recorded is said Plat Book; said land now lying and being in the City of Vero Beach, Indian River County, Florida (also known as the West 50 feet of the South 140 feet of Block 48 of ORIGINAL TOWN OF VERO); and,

That certain ten foot wide strip abutting the South boundary of the ORIGINAL TOWN SUBDIVISION, as recorded in Plat Book 2, Page 12, Public Records of St. Lucie County, Florida, lying South of Lots 1, 2, 3 and 4, Block 49, and the West 50 feet of the South 140 feet of Block 48; and also that certain five foot wide strip abutting the North boundary of Lots 12, 13 and 14, and the West Western 15 feet of Lot 11, and the North five feet of that certain 20 foot wide strip lying between Lots 13 and 14, all in Block 1, of EDGEWOOD ADDITION, as recorded in Plat Book 2, Page 28, Public

Records of St. Lucie County, Florida; all the above now lying and being in the City of Vero, Indian River County, Florida.

Parcel Identification Number: 33-39-02-00001-0480-00000/1

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

To Have and to Hold, the same in fee simple 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, 2023.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

*[Handwritten signature of Richard D. Sneed, Jr.]*

Witness Name: Richard D. Sneed, Jr. Esquire  
Witness Address : 2001 9th. Avenue Suite 114  
Vero Beach, Fl 32960

Live Oak Investment Group, Inc., a Florida corporation

By: *[Handwritten signature of B. P. Willis]*  
B. P. Willis, as President

*[Handwritten signature of Kellie S. Forrest]*

Witness Name: Kellie S. Forrest  
Witness Address : 2001 9th. Avenue Suite 114  
Vero Beach, Fl 32960

(Corporate Seal)

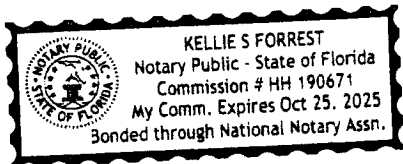
State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 26<sup>th</sup> day of March, 2024 by B. P. Willis, as President of Live Oak Investment Group, Inc., a Florida corporation, on behalf of the corporation. He/she  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]

*[Handwritten signature of Kellie S. Forrest]*

Notary Public



Printed Name: Kellie S. Forrest

My Commission Expires: 10/25/2025