

Prepared by:  
Braden K. Ball, Jr.  
Litvak Beasley Wilson & Ball, LLP  
40 South Palafox Place, Suite 300  
Pensacola, Florida 32502  
File Number: 24-0108BKB  
Consideration: \$150,000.00

## General Warranty Deed

Made this May 31, 2024 A.D. By **Daniel Wayne Shaw, Deborah Shaw Coyle, Dianne Lee Shaw, Patricia Shaw Sherman, Dylan Shaw, Derek Shaw, and Ian Shaw**, hereinafter called the grantor, to **Tamiami Trail Company, LLC**, a Florida limited liability company, whose address is: 890 Periwinkle Street, Boca Raton, Florida 33486, hereinafter called the grantee:

(Whenever used herein the term "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, viz:

Lot D, Block 32, Replat of Blocks 3, 4, 5, 31 & 32, of McAnsh Park Subdivision, according to the Plat thereof, recorded in Plat Book 2, Page 55, of the Public Records of Indian River County, Florida; said land lying and being in the City of Vero Beach, Indian River County, Florida.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: 33390200005032000000.4

**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.

[SIGNATURE PAGES FOLLOW]

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**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:*

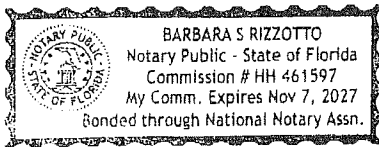
Barbara S Rizzotto  
Witness Printed Name Barbara S Rizzotto  
Address: 5755 SE Federal Hwy  
Stuart FL 34997

Celeste M. Hoyt  
Witness Printed Name CELESTE M. HOYT  
Address: 5755 SE FEDERAL HWY  
STUART, FL 34997

State of Florida  
County of Martin

The foregoing instrument was acknowledged before me, by  physical presence or  online notarization, this 21<sup>ST</sup> day of May, 2024, by **Daniel Wayne Shaw**, who is/are personally known to me or who has produced FL Driver as identification.

Daniel Wayne Shaw (Seal)  
**Daniel Wayne Shaw**  
Address: 545 61st Avenue, Vero Beach, Florida 32968



Barbara S Rizzotto  
Notary Public

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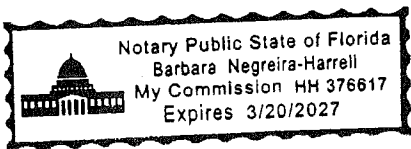
Michele Richey  
Witness Printed Name Michele Richey  
Address: 6750 49th Ct  
Vero Beach, FL 32967

Deborah Shaw Coyle (Seal)  
**Deborah Shaw Coyle**  
Address: 7925 90th Avenue, Vero Beach, FL 32967

Lucille Inman  
Witness Printed Name Lucille Inman  
Address: 8446 96th Court  
Vero Beach, FL 32967

State of Florida  
County of Indian

The foregoing instrument was acknowledged before me, by  physical presence or  online notarization, this 23 day of May, 2024, by **Deborah Shaw Coyle**, who is/are personally known to me or who has produced \_\_\_\_\_ as identification.



Barbara Negreira-Harrell  
Notary Public

Prepared by:  
Braden K. Ball, Jr.  
Litvak Beasley Wilson & Ball, LLP  
40 South Palafox Place, Suite 300  
Pensacola, Florida 32502  
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**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

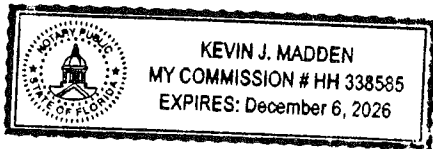
*Signed, sealed and delivered in our presence:*

Patricia A Skerleing  
Witness Printed Name Patricia A Skerleing  
Address: 4459 Dennis CK Rd  
Talbotton GA 31827

Dianne Lee Shaw (Seal)  
**Dianne Lee Shaw**  
Address: 252 Magnolia Lane, Monticello, FL 32344

Katie Roach  
Witness Printed Name Katie Roach  
Address: 800 S. Jefferson St.  
Monticello, FL 32344  
State of Florida  
County of Jefferson

The foregoing instrument was acknowledged before me, by  physical presence or  online notarization, this 24<sup>th</sup> day of May, 2024, by **Dianne Lee Shaw**, who is/are personally known to me or who has produced FL DL as identification.



Kevin J. Madden  
Notary Public

Prepared by:  
Braden K. Ball, Jr.  
Litvak Beasley Wilson & Ball, LLP  
40 South Palafox Place, Suite 300  
Pensacola, Florida 32502  
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**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:*

Michael Sherman

Witness Printed Name Michael Sherman  
Address: 2433 Waneka Lake Trail  
Lafayette, CO, 80026

Patricia Shaw Sherman (Seal)

**Patricia Shaw Sherman**  
Address: 2433 Waneka Lake Trail, Lafayette, CO 80026

Chris Schott

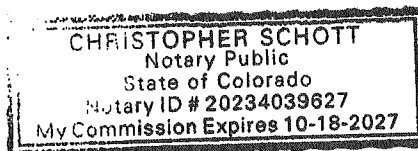
Witness Printed Name Chris Schott  
Address: 1400 W South Boulder Rd, Lafayette  
CO 80026

State of Colorado

County of Boulder

The foregoing instrument was acknowledged before me, by  physical presence or  online notarization, this 23<sup>rd</sup> day of May, 2024, by **Patricia Shaw Sherman**, who is/are personally known to me or who has produced gov't issued ID as identification.

Christopher Schott  
Notary Public



Prepared by:  
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**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:*

Barbara S Rizzotto  
Witness Printed Name Barbara S Rizzotto  
Address: 5755 SE Federal Hwy  
Stuart, FL 34997

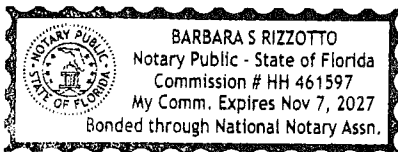
Dylan Shaw (Seal)  
**Dylan Shaw, by Daniel Wayne Shaw as attorney-in-fact**  
Address: 8562 Yearling Lane, New Port Richey, FL 34653

Celeste M. Hoyt  
Witness Printed Name CELESTE M. HOYT  
Address: 5755 SE FEDERAL HWY  
STUART, FL 34997

State of Florida

County of Martin

The foregoing instrument was acknowledged before me, by  physical presence or  online notarization, this 21<sup>st</sup> day of May, 2024, by **Daniel Wayne Shaw as attorney-in-fact for Dylan Shaw**, who is/are personally known to me or who has produced id photo as identification.



Barbara S Rizzotto  
Notary Public

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*Signed, sealed and delivered in our presence:*

Barbara S. Rizzotto  
Witness Printed Name Barbara S Rizzotto  
Address: 5755 SE Federal Hwy  
Stuart, FL 34997

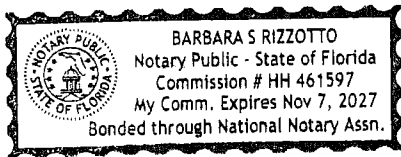
Derek Shaw, by Daniel Wayne Shaw as attorney-in-fact (Seal)  
Address: 1255 Sweetwater Circle, Lawrenceville, GA 30044

Celeste M. Hoyt  
Witness Printed Name CELESTE M. HOYT  
Address: 5755 SE FEDERAL HWY  
STUART, FL 34997

State of Florida

County of Martin

The foregoing instrument was acknowledged before me, by  physical presence or  online notarization, this 21<sup>st</sup> day of May, 2024, by **Daniel Wayne Shaw as attorney-in-fact for Derek Shaw**, who is/are personally known to me or who has produced FL Dr Lic as identification.



Barbara S Rizzotto  
Notary Public

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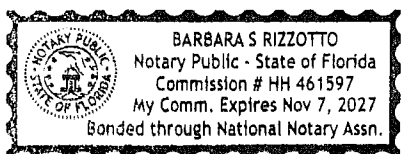
Barbara S Rizzotto  
Witness Printed Name: Barbara S Rizzotto  
Address: 5755 SE Federal Hwy  
Stuart, FL 34997

Daniel Wayne Shaw (Seal)  
**Ian Shaw, by Daniel Wayne Shaw as attorney-in-fact**  
Address: 3954 Blooming Hill Lane, Palm Harbor, FL 34684

Celeste M. Hoyt  
Witness Printed Name: CELESTE M. HOYT  
Address: 5755 SE FEDERAL HWY  
STUART, FL 34997

State of Florida  
County of Martin

The foregoing instrument was acknowledged before me, by  physical presence or  online notarization, this 21<sup>ST</sup> day of May, 2024, by **Daniel Wayne Shaw as attorney-in-fact for Ian Shaw**, who is/are personally known to me or who has produced FLDLIC as identification.



Barbara S Rizzotto  
Notary Public