

This Document Prepared By and Return to:  
Jack B. Spira  
Spira, Beadle & McGarrell, P.A.  
5205 Babcock Street, NE  
Palm Bay, Florida 32905

Parcel ID Number: 33391200000500000001.2

## Warranty Deed

**This Indenture**, Made this 24th day of July, 2024, Between BARBARA M. HOOKER and MICHAEL S. HOOKER, Husband and Wife whose address is 485 12th Street, Vero Beach, Florida 32960, Grantors, and FOR THE LOVE OF PAWS SENIOR PET SANCTUARY, INC., a Florida not for profit corporation whose address is: 12198 County Road 512, Fellsmere, FL 32948, Grantee.

**Witnesseth** that the GRANTORS for and in consideration of the sum of TEN DOLLARS (\$10) DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Indian River, State of Florida to wit:

A PARCEL OF LAND LYING IN SECTION 12, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA; SAID PARCEL ALSO BEING A PORTION OF LOT 1, GABLER'S SUBDIVISION (PROJECT NO.1), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 80, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, GABLER'S SUBDIVISION (PROJECT NO.1), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 80, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, RUN S00°08'59"W, ALONG THE EAST LINE OF SAID LOT 1, FOR A DISTANCE OF 11.50 FEET TO THE INTERSECTION OF SAID EAST LINE OF LOT 1 AND THE SOUTH RIGHT OF WAY LINE OF 12TH STREET, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

FROM THE POINT OF BEGINNING, CONTINUE S00°08'59"W, ALONG SAID EAST LINE, FOR A DISTANCE OF 146.97 FEET TO A POINT; THENCE DEPART SAID EAST LINE AND RUN N89°51'01"W, FOR A DISTANCE OF 100.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE RUN N00°08'59"E, ALONG SAID WEST LINE OF LOT 1, FOR A DISTANCE OF 146.97 FEET TO THE INTERSECTION OF SAID WEST LINE AND THE SOUTH RIGHT OF WAY LINE OF 12TH STREET; THENCE RUN S89°51'01"E,

ALONG SAID SOUTH RIGHT OF WAY LINE, FOR A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 CONTAINED IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 3686, PAGE 532, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

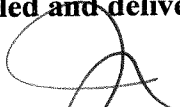
Subject to:

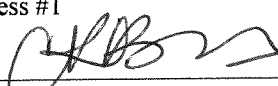
1. Taxes for the year 2024 and subsequent thereto.
2. Easements, Restrictions and Limitations of Record.
3. Zoning and other regulatory ordinances, if any.

and the Grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.


**In Witness Whereof**, the Grantors have hereunto set their hands and seals the day and year first above written.

**Signed, sealed and delivered in our presence:**

  
 Jack B. Spira  
 5205 Babcock Street, Palm Bay, FL 32905  
 Witness #1

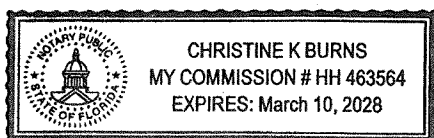
  
 Christine Burns  
 5205 Babcock Street, Palm Bay, FL 32905  
 Witness #2


  
 BARBARA M. HOOKER  
 485 12th Street, Vero Beach, FL 32960

  
 MICHAEL S. HOOKER  
 485 12th Street, Vero Beach, FL 32960

State of Florida  
 County of Indian River

The foregoing instrument was acknowledged before me by means of [ X ] physical presence or [ ] online notarization, this 24 day of July, 2024, by BARBARA M. HOOKER and MICHAEL S. HOOKER, who are personally known to me or who have produced their Florida's driver license as identification.



  
 Printed Name: Christine Burns  
 Notary Public  
 My Commission Expires:

Prepared by and return to:  
Jack B. Spira, Esquire  
Spira, Beadle & McGarrell, P.A.  
5205 Babcock Street, N.E.  
Palm Bay, Florida 32905

### AFFIDAVIT

STATE OF FLORIDA  
COUNTY OF BREVARD

Before me, the undersigned authority, duly authorized to administer oaths and take acknowledgments, personally appeared JACK B. SPIRA (the "Affiant") who after being by me first duly sworn on oath deposes and says:

1. Affiant hereby states that all of the facts set out herein are based on Affiant's personal knowledge and are true.
2. Affiant has reviewed the driver's licenses for Charles Hooker, Mackenzie Hooker and Mason Hooker.
3. Charles Hooker, Mackenzie Hooker and Mason Hooker are in fact of legal age and are no longer minors as stated on Corrective Quit Claim Deed recorded in O.R. Book 3246, Page 960, of the Public Records of Indian River County, Florida.

Further, Affiant sayeth naught.


Under penalty of perjury, I declare that I have read this Affidavit and that the facts stated are true.

Executed this 24 day of July, 2024.

  
\_\_\_\_\_  
JACK B. SPIRA

STATE OF FLORIDA  
COUNTY OF BREVARD

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 24 day of July, 2024, by JACK B. SPIRA, who is personally known me.

  
\_\_\_\_\_  
Notary Public



SURVEYOR'S AFFIDAVIT

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

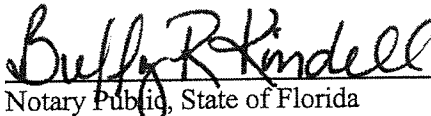
BEFORE ME, the undersigned authority, authorized in the state and county aforesaid to take acknowledgements, personally appeared BILLY MOODY, who, after being duly sworn, deposes and says:

1. That Affiant is a Florida licensed surveyor (Professional Surveyor and Mapper No. 5336) working for Meridian Land Surveyors.
2. That the lands contained in that certain Warranty Deed recorded in O.R. Book 2628, Page 930 and in O.R. Book 3246, Page 960, Public records of Indian River County, Florida, comprise as a portion of the property described herein as set forth in Survey prepared by Meridian Land Surveyors under Project #23-078, without gaps, gores and/or overlaps.

Affiant makes this Affidavit for the purpose of inducing Old Republic National Title Insurance Company, by and through its agent, Spira & Beadle, P.A., to issue the Policy of Title Insurance in favor of Old Republic National Title Insurance Company. Affiant herein agrees to indemnify and hold harmless Old Republic National Title Insurance Company and Spira & Beadle, P.A., from any loss or damage resulting from its issuance of title insurance as stated above based on information given in this affidavit.

  
BILLY MOODY

SWORN TO, SUBSCRIBED AND ACKNOWLEDGED before me this 17 day of ~~February~~ June, 2024, by means of ☒ physical presence or ☐ online notarization, by Billy Moody, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did take an oath.

  
Notary Public, State of Florida

My Commission Expires:

