3120240039440 RECORDED IN THE RECORDS OF RYAN L. BUTLER, CLERK OF CIRCUIT COURT INDIAN RIVER CO FL BK: 3717 PG: 2192, 8/13/2024 2:16 PM D DOCTAX PD \$0.70

Prepared By
Leon Carmel
After Recording Return To
Leen Carmel
400 18th St unit J1
Vero Beach FL 32960
Tax Parcel ID Number
333922000010160000021
This space for Recorder's use only
FLORIDA QUIT CLAIM DEED
STATE OF FLORIDA
Indian River County
THIS DEED, executed this
Detween hist party, as Grantor,
T26 34 Ave. SW Vero Beach FL 32968
and second party, as Grantee,
Leon Cormel and Herry Carmel
whose mailing address is
400 1857 unit JI Vene Brach FL 32960
WITNESSETH, that Grantor, and in consideration of (\$\docume{J}, \oldsymbol{O}0\$). and
, , , , , , , , , , , , , , , , , , , ,
other good and valuable consideration paid by the Grantee, the receipt of which is
hereby acknowledged, does hereby remise, release and forever quitclaim unto the
Grantee, all the rights, title, interest, and claim in or to the following described parcel of land,
and improvements and appurtenances thereto, in <u>Indian River</u> County,
Florida, to-wit
A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as <b>EXHIBIT A</b>

e

**TO HAVE AND TO HOLD**, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever

**IN WITNESS WHEREOF**, Grantor has executed and delivered this Quit Claim Deed under seal as of the day and year first above written

Randall 5 Floor	Sinda C. Hadges
Grantor's Signature	Spouse's Signature (if married)
Randall S. Wodges	Lin DA C. Hodges. Spouse's Name
Grantor's Name	Spouse's Name
726 34 Ave SW	726 34 Ave 5W
Address	Address
VEROBERS FL 32968 City, State, and Zip	Vero Beach FL 32968
City, State, and Zip	City, State, and Zip
Witness's Signature	Vorus Charles Witness's Signature
RONALD REGO Witness's Name	Louis a Sapar, to jr
1560 Barber St. 32958	260 13th Place # 203 Vero beach +L 32958
Witness's Address	Witness's Address

BK: 3717 PG: 2194

	STATE OF FLORIDA)	(					
	COUNTY OF Indian River )						
~£	The foregoing instrument was acknowledged before me by means of physic presence or online notarization, this 13th day of Avgust, 2024, Randall Hodges # who is personally known to me or who has produce Discovered H322-131-48-104-0 as identification # Light Hodges OL H322-523-48-513-8						
	Notary Public MILESSA ARNE	(SEAL) TTE					
	My Commission Expires  Wy Commission Expires  Expires 6/16/202						

LEGAL DESCRIPTION\_

(INGRESS & EGRESS EASEMENT) LYING WITHIN A PORTION OF THE NORTH 5 ACRES OF THE EAST 10 ACRES OF THE WEST 20 ACRES OF TRACT 15, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF TRACT 15, SECTION 22, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY, FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST LUCIE COUNTY, FLORIDA, IN PLAT BOOK 2, PAGE 25, THENCE ALONG THE NORTH LINE OF SAID TRACT 15 SOUTH 89°37'21" EAST FOR 387 79 FEET, THENCE SOUTH 00°14'27" WEST, A DISTANCE OF 255 28 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE BEGINNING OF A NON-RADIAL CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 75 02 FEET, A CENTRAL ANGLE OF 26°51'38", AN ARC LENGTH OF 35 17 FEET, A CHORD BEARING OF SOUTH 25 55'46" EAST, A CHORD DISTANCE OF 34 85 FEET TO A COMPOUND CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 159 14 FEET, A CENTRAL ANGLE OF 1416'57", AN ARC LENGTH OF 39 67 FEET, A CHORD BEARING OF SOUTH 50 06'59" EAST, FOR 39 57 FEET TO A COMPOUND CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 81 56 FEET, A CENTRAL ANGLE OF 03°32'32", AN ARC LENGTH OF 5 04 FEET, A CHORD BEARING OF SOUTH 75°47'00" EAST, A CHORD DISTANCE OF 5 04 FEET TO A POINT OF CUSP, THENCE, NORTH 89°37'21" WEST, A DISTANCE OF 76 24 FEET, THENCE, NORTH 0014'27" EAST, A DISTANCE OF 70 72 FEET TO THE PLACE AND POINT OF BEGINNING

THE ABOVE DESCRIBED LANDS CONTAIN 1774 17 SQUARE FEET, MORE OR LESS

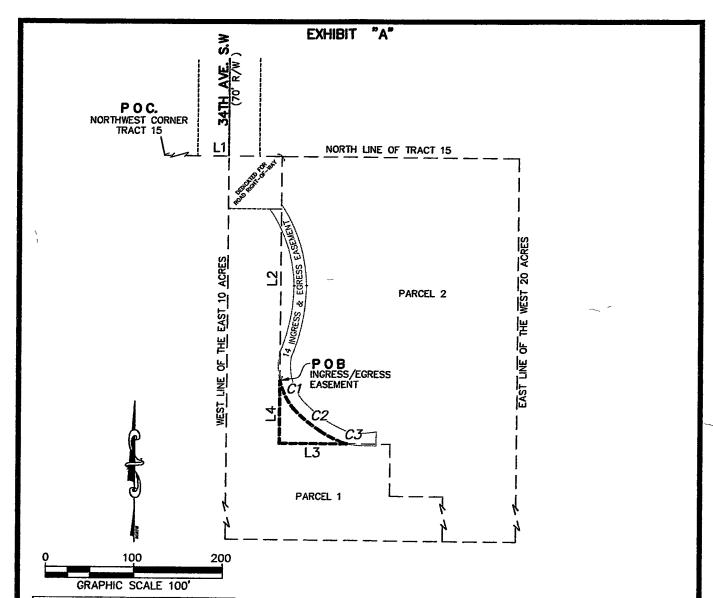


ENGINEERING & SURVEYING LLC 2345 14TH AVE SUITE #3 VERO BEACH FI. 32950 PHONE (772) 569-5505 L.B NO 8351 SHEET 2 OF 2

## ACCESS EASEMENT LEGAL & SKETCH

PROJECT No DRAWN BY CHECKED BY DATE SCALE

21-2569M PCS WEH 2/22/24 N/A



LINE TABLE								
LINE #	BEARING	DISTANCE						
L1	S89 37 21"E	387 79						
L2	S00 14 27 W	255 28						
L3	N89 37 21 W	76 24						
L4	N00 14 27 E	70 72						

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	75 02	26 51 38"	35 17	S25 55 46"E	34 85
C2	159 14	14 16 57"	39 67	S50 06 59"E	39 57
С3	81 56	03 32 32"	5 04	S75 47 00"E	5 04



PHONE. (772) 569-5505 L.B NO 8351

## ACCESS EASEMENT LEGAL & SKETCH

 PROJECT No
 21-2569M

 DRAWN BY
 PCS

 CHECKED BY
 WEH

 DATE
 2/22/24

 SCALE
 1 =100

THIS SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



Digitally signed by William E Hayhurst
DN: cn=William E Hayhurst c=US o=Flonda
Reason I attest to the accuracy and
integrity of this document
Date: 2024-02 23 15-18-05:00

SHEET 1 OF 2

william E HAYHURST DATE

WILLIAM E HAYHURST PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO 4416

Perm+# 2023-10-4983

Steve Hodges Fleon Carmel

X \DWGS\SEC\3339-22---->LAYOUT MODEL