

Prepared By

Leon Carmel

After Recording Return To

Leon Carmel

400 18th St unit J1

Vero Beach FL 32960

Tax Parcel ID Number

333922000010150000021

This space for Recorder's use only

FLORIDA QUIT CLAIM DEED

STATE OF FLORIDA

Indian River COUNTY

THIS DEED, executed this 13 day of August, 20 24,

between first party, as Grantor,

Randall S Hodges and Linda Hodges,

whose mailing address is

726 34 Ave. SW Vero Beach FL 32968,

and second party, as Grantee,

Leon Carmel and Kerry Carmel,

whose mailing address is

400 18th unit J1 Vero Beach FL 32960

WITNESSETH, that Grantor, and in consideration of (\$ 1.00), 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 Indian River County, Florida, to-wit

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A

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 S. Hodges
Grantor's Signature

Randall S. Hodges
Grantor's Name

726 34 Ave SW
Address

Vero Beach FL 32968
City, State, and Zip

Linda C. Hodges
Spouse's Signature (if married)

Linda C. Hodges
Spouse's Name

726 34 Ave SW
Address

Vero Beach FL 32968
City, State, and Zip

Ronny Rego
Witness's Signature

RONALD REGO
Witness's Name

1560 Barber St
Sebastian, FL 32958
Witness's Address

Louis A. Saporito Jr
Witness's Signature

Louis A. Saporito Jr
Witness's Name

260 13th Place #203
Vero beach FL 32958
Witness's Address

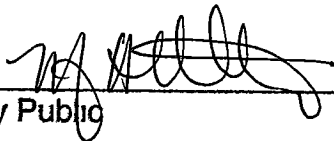
STATE OF FLORIDA)

COUNTY OF Indian River)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13th day of August, 2024, by Randall Hodges # who is personally known to me or who has produced

DL License H322-737-48-104-0 as identification

& Linda Hodges - DL H322-523-48-513-0



Notary Public

(SEAL)



MILESSA ARNETTE
Notary Public
State of Florida
Comm# HH277677
Expires 6/16/2026

My Commission Expires

EXHIBIT "A"

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 14°16'57", 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 00°14'27" 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 FL 32980
 PHONE (772) 569-5505
 L.B. NO 8351

SHEET 2 OF 2

ACCESS EASEMENT
LEGAL & SKETCH

PROJECT No	21-2569M
DRAWN BY	PCS
CHECKED BY	WEH
DATE	2/22/24
SCALE	N/A

EXHIBIT "A"

P.O.C.
NORTHWEST CORNER
TRACT 15

34TH AVE. S.W.
(70' R/W)

L1

NORTH LINE OF TRACT 15

WEST LINE OF THE EAST 10 ACRES

DEDICATED FOR
ROAD RIGHT-OF-WAY

L2

PARCEL 2

P.O.B.
INGRESS/EGRESS
EASEMENT

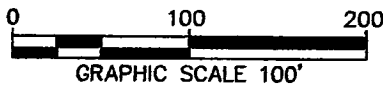
C1

L4

L3

PARCEL 1

EAST LINE OF THE WEST 20 ACRES



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
C3	81.56	03 32 32"	5.04	S75 47 00"E	5.04



ENGINEERING & SURVEYING LLC
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VERO BEACH FL 32960
PHONE: (772) 569-5505
LB 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=Florida
Reason: I attest to the accuracy and
integrity of this document
Date: 2024-02-23 15:18:05-00

WILLIAM E HAYHURST
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO 4416

DATE

SHEET 1 OF 2

Permit # 2023-10-4983

Steve Hodges & Leon Carmel