

**THIS INSTRUMENT PREPARED BY AND  
RECORD AND RETURN TO:**

Dillon L. Roberts, Esq.  
Gould Cooksey Fennell, PLLC  
979 Beachland Boulevard  
Vero Beach, FL 32963  
772-231-1100

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**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, made the 20<sup>th</sup> day of November, 2024, by **Herbert Hanna Myers**, a single man, whose address is 775 Blackpine Drive, Vero Beach, Florida 32968, hereinafter called the ("GRANTOR"), to **The Edible Oasis Farm LLC**, whose address is 775 Blackpine Drive, Vero Beach, Florida 32968, hereinafter called the ("GRANTEE"):

(Wherever 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)

**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:

**The East ½ of Tract 1930, of unsurveyed Township 31 South, Range 37 East, as shown on the plat of FELLSMERE FARMS COMPANY, recorded in Plat Book 2, Pages 1 and 2, of the Public Records of St. Lucie County, Florida; said land now lying and being in Indian River County, Florida.**

**SUBJECT** to easements, restrictions, reservations, and rights of way of record, if any, but this provision shall not operate to reimpose the same.

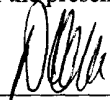
**GRANTOR COVENANTS** with GRANTEE that GRANTOR has good right and lawful authority to sell and convey the property and GRANTOR warrants title to the property for any acts of GRANTOR and will defend the title against lawful claims of all persons claiming by, through, or under GRANTOR, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023.

**TOGETHER** with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

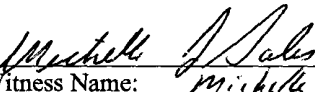
**TO HAVE AND TO HOLD**, the same in fee simple forever.

IN WITNESS WHEREOF, I have set my hand this 20th day of November, 2024.

Signed, sealed and delivered  
in the presence of:

  
Witness Name: Dillon Roberts  
Address: 979 Beachland Blvd.  
Vero Beach, Florida 32963

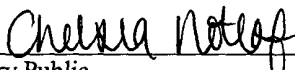
  
Herbert Hanna Myers

  
Witness Name: Michelle J. Sales  
Address: 979 Beachland Blvd.  
Vero Beach, Florida 32963

**STATE OF FLORIDA  
COUNTY OF INDIAN RIVER**

The foregoing instrument was acknowledged before me by means of and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 20<sup>th</sup> day of November, 2024, by **Herbert Hanna Myers** ☒ who is personally known or ☐ who has produced a driver's license as identification.

[Notary Seal]

  
Notary Public  
Printed Name: Chelsea Nothof

