



## APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

**Application submission shall include the following:**

- **TRC (\*Initial Submission):** One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board:** One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission:** One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

**In addition to a complete application, packets shall include:**

- Warranty Deed
- Current Survey (completed within the last 12 months)

1. Address: 3605 GORDY ROAD, FORT PIERCE, FLORIDA, 34945

2. Legal description of real property for which annexation is being requested:  
26 35 39 THAT PART OF SE 1/4 LYG SLY AND WLY OF TEN MILE CREEK MPDAF: N 1/2 OF SE 1/4 OF SE 1/4 AND NE 1/4 OF SW 1/4  
OF SE 1/4 AND W 1/2 OF SW 1/4 OF SE 1/4 AND S 1/2 OF NE 1/4 OF SE 1/4 AND (SEE LONG LEGAL)  
 Property Tax ID: 2326-413-0001-000-2

3. Size of described property: 4,079,830 SQUARE FEET OR 93.66 ACRES

4. Project description: HICKORY BRANCH PROPERTIES INC ANNEXATION INTO THE CITY OF FORT PIERCE  
FOR THE PURPOSE OF MIXED USE FUTURE LAND USE DESIGNATION

5. Current St. Lucie County Future Land Use Designation: RS-2

6. Current St. Lucie County Zoning: AG-1

7. Is this a Historic property? NO

8. Appraised value: \$1,867,122.00

9. Name of Owner(s): HICKORY BRANCH PROPERTIES INC C/O SUZANNE VARN, PRESIDENT  
 Signature of Owner(s): *Suzanne P. Varn*  
 Mailing Address: 1124 CORAL STREET  
 City FORT PIERCE State FL Zip 34982  
 Phone 772-579-3834 Fax \_\_\_\_\_



PREPARED BY AND RETURN TO:  
Michael D. Fowler, Esquire  
Michael D. Fowler, Chartered  
505 Beachland Blvd., Suite 7  
Vero Beach, Florida 32963  
Parcel I.D. Nos.: 232532300010003  
232641100010006

WARRANTY DEED

This Warranty Deed Made the 29 day of SEPT, 2004 by  
VARN GROVES, INC., a Florida corporation, whose principal place of business is at 3302  
Avenue C, Fort Pierce, Florida 34947, hereinafter called the grantor, to HICKORY BRANCH  
PROPERTIES, INC., a Florida corporation, whose permanent post office address is 3433 Gordy  
Road, Fort Pierce, Florida 34945, hereinafter called the grantee.

Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, heirs, legal  
representatives, and assigns of individuals, and the successors and assigns of corporations, wherever  
the context so admits or requires.

Witnesseth: That the said grantor, for and in consideration of \$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 St. Lucie  
County, State of Florida, viz:

SEE EXHIBIT 'A' ATTACHED HERETO.

Subject to restrictions, easements and encumbrances of record, provided this recitation  
shall not act to reimpose the same.

This deed was prepared based upon information provided by the parties hereto and  
without the benefit of title examination, by the delivery (by Grantor) and acceptance (by  
Grantee) of this deed, the parties agree to indemnify and hold harmless the preparer of this  
deed from any and all liability arising by reason of matters which would have been revealed by  
a search of the public records.

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, and hereby 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, 2004.

In Witness Whereof, the said grantor has cause these presents to be executed in its name,  
and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the  
day and year first above written.

Signed, sealed and delivered in the  
presence of:

Joy J. Shepherd  
Signature  
Printed Name: Joy J. Shepherd  
M.D. Fowler  
Signature  
Printed Name: M.D. Fowler

VARN GROVES, INC.

by: Robert S. Varn  
Robert S. Varn, as President

ATTEST:

by: Suzanne B. Varn  
Suzanne B. Varn, Secretary

(CORPORATE SEAL)

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Robert S. Varn and Suzanne B. Varn, known to me to be the President and Secretary respectively of VARN GROVES, INC., the corporation in whose name the foregoing instrument was executed, and that they severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation. Said persons are  personally known to me, or  they produced a driver's license as identification.

WITNESS my hand and seal in the County and State aforesaid this 29 day of SEPT, 2004.

NOTARY SEAL



Notary Signature

Printed Notary Signature

My commission expires:



Michael D. Fowler  
Commission #DD223028  
Expires: Jul 30, 2007  
Bonded Thru  
Atlantic Bonding Co., Inc.



## ADDRESS CHANGE REQUEST FORM

**FOR YOUR PROTECTION:** If this form is being presented by anyone other than the Owner, Power of Attorney (POA), or Authorized Agent a letter of authorization from the owner must be supplied.

Owner Name (Please Print) Hickory Branch Properties c/o Suzanne B Varn

Parcel ID# or Site Location address (Please attach additional parcels or addresses to be changed if needed):

2326-413-0001-000-2

Do any of the above parcels have any exemption? Yes  No   
If yes, please complete this section. If no, please skip this section.

Please state the reason for this change of mailing address:

Relocated to 1124 Coral St Fort Pierce FL 34982-7606

Do you reside on the above referenced parcel? Yes  No   
If no, last date of occupancy: \_\_\_\_\_

Is this property rented? Yes  No

If yes, date property be came a rental: \_\_\_\_\_

### Change the Mailing address to:

Address: 1124 Coral St

City: Fort Pierce State: FL Zip: 34982-7606

Country United States

Print Name and Title Suzanne Varn (verified in Sunbiz as Registered Agent)

Signature Suzanne B. Varn

Contact Phone Number (772) 579-3834 Date 04/02/2019

*This form must be completed in its entirety and signed. Incomplete forms will not be processed.*

### Mail to:

Michelle Franklin, CFA  
Saint Lucie County Property Appraiser  
2300 Virginia Ave, Room #107  
Fort Pierce, FL 34982-5652  
Attn: Address Change

### Fax to:

(772) 462-1058  
OR

### Email to:

PA\_Info@paslc.org

phone: 772-462-1000 | website: www.paslc.org  
2300 Virginia Avenue, Room 107, Fort Pierce, FL 34982

EXHIBIT A  
LEGAL DESCRIPTION

Gordy Grove

Parcel 1: That part of the Northwest  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 26, Township 35 South, Range 39 East, more particularly described as follows: Beginning at the Northwest corner of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section 26; thence running East along the North line of said NW  $\frac{1}{4}$  of SE  $\frac{1}{4}$ , a distance of 284 feet; thence South 18 deg. East, a distance of 205 feet; thence South 46 deg. East a distance of 240 feet; thence South 49 deg. 15 min. East, a distance of 175 feet; thence South 49 deg. 30 min. East, a distance of 45 feet; thence South 34 deg. 15 min. East, a distance of 150 feet; thence North 75 deg. 45 min. East, a distance of 55 feet; thence South 53 deg. East, a distance of 133 feet; thence South 9 deg. East, a distance of 100 feet; thence South 21 deg. East, a distance of 215 feet; thence South 68 deg. East, a distance of 160 feet; thence North 77 deg. 15 min. East, a distance of 143 feet to the East side of said Northwest quarter of SE  $\frac{1}{4}$ ; thence South along the East line of said NW  $\frac{1}{4}$  of SE  $\frac{1}{4}$  a distance of 350 feet to the Southeast corner of said NW  $\frac{1}{4}$  of SE  $\frac{1}{4}$ ; thence West along the South line of said NW  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of the Southwest corner of said NW  $\frac{1}{4}$  of SE  $\frac{1}{4}$ ; thence North along the West line of said NW  $\frac{1}{4}$  of SE  $\frac{1}{4}$  to the point of beginning, containing 25.06 acres.

Parcel 2: The W  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  and the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 26, Township 35 South, Range 39 East.

Parcel 3: The NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 26, Township 35 South, Range 39 East, less and excepting the following: Beginning at the Northwest corner of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section 26, run thence South 110.5 feet; run thence, turning Easterly at angle of 122 deg. 57 min. to the foregoing line, 199.8 feet; thence turn Northerly at an angle of 140 deg. 13 min. and run 300 feet; thence turn Northerly at an angle of 82 deg. 42 min. and run 186 feet to the quarter section line; thence run Westerly on said quarter section line 422.8 feet to the point of beginning. Also excepting therefrom the following: That piece or parcel of land conveyed by K.F. Gordy and Meryl M. Gordy, his wife, to Al C. Gordy and Hazel C. Gordy, his wife, by deed dated August 31, 1964, recorded in Official Record Book 98, Page 285, public records of St. Lucie County, Florida.

Parcel 4: The N  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 26, Township 35 South, Range 39 East.

EXCEPTING FURTHERMORE from all of the above parcels, the following described parcel which lies within the SE  $\frac{1}{4}$  of Section 26, Township 35 South, Range 39 East: From the Northeast corner of the SE  $\frac{1}{4}$  of Section 26, Township 35 South, Range 39 East, run South along the section line 1691.16 feet; thence North 79 deg. 7 min. West 507.90 feet; thence North 34 deg. 19 min. 30 sec. West 241.51 feet; thence South 89 deg. 37 min. 10 sec. West 611.83 feet; thence North 0 deg. 22 min. 50 sec. West 10 feet to the point of beginning; thence run along boundary of the aforesaid parcel the following courses and distances: South 89 deg. 37 min. 10 sec. West 234.70 feet; North 1 deg. 23 min. 10 sec. East 335 feet to concrete monument on South bank of Old Creek Channel; thence North 87 deg. 49 min. 10 sec. East 73.58 feet; thence North 73 deg. 46 min. 10 sec. East 156.84 feet to concrete monument on said South bank of Old Creek Channel; thence South 0 deg. 22 min. 50 sec. East 379.83 feet to the point of beginning. The South boundary of the above described parcel being the same as North line of a certain 20 foot wide access easement described below. SUBJECT TO restrictions, easements, rights of way, and encumbrances of record.

Access

Begin at the SW corner of Section 25, Township 35 South, Range 39 East, St. Lucie County, Florida, thence run North along the West boundary of said Section to point of intersection with the South  $\frac{1}{4}$   $\frac{1}{4}$  section line, Section 25, Township 35 South, Range 39 East, for point of beginning; thence run East 695 feet  $\pm$  along said South  $\frac{1}{4}$   $\frac{1}{4}$  section line to intersection with the West right-of-way line of Sunshine State Parkway; thence run Northwesterly along the West right-of-way of the Sunshine State Parkway 746 feet  $\pm$  to intersection of South boundary of lands owned by the Florida State Turnpike Authority; then run West parallel to the South  $\frac{1}{4}$   $\frac{1}{4}$  section line a distance of 394 feet  $\pm$  to point of intersection with the West line of Section 25 aforesaid; then run South along the West boundary line of Section 25 685 feet  $\pm$  to point of beginning.

LESS AND EXCEPTING right-of-way of Gordy Road and  
LESS AND EXCEPTING rights-of-way of record for drainage canal number 96.



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### Application submission shall include the following:

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- **Planning Board:** One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission:** One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

### In addition to a complete application, packets shall include:

- Warranty Deed
- Current Survey (completed within the last 12 months)

1. Address: 3725 GORDY ROAD, FORT PIERCE, FLORIDA, 34945

2. Legal description of real property for which annexation is being requested:  
26 35 39 S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SE 1/4- LESS E 44.5 FT FOR CANAL R/W-(30.80 AC)(OR 317-2428)

Property Tax ID: 2326-434-0000-000-0

3. Size of described property: 1,341,648 SQUARE FEET (OR 30.80 ACRES)

4. Project description: VARN GROVES INC ANNEXATION INTO THE CITY OF FORT PIERCE FOR THE PURPOSE OF MIXED USE FUTURE LAND USE DESIGNATION

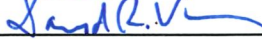
5. Current St. Lucie County Future Land Use Designation: RS-2

6. Current St. Lucie County Zoning: AG-1

7. Is this a Historic property? NO

8. Appraised value: \$1,040,620.00

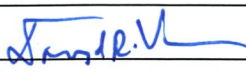
9. Name of Owner(s): VARN GROVES INC C/O DAVID R VARN, PRESIDENT

Signature of Owner(s): 

Mailing Address: 2958 E FERN BROOK DRIVE

City EAGLE State ID Zip 83616

Phone 772-201-0995 Fax \_\_\_\_\_

10. Name of Representative: DAVID R VARN, PRESIDENT  
Signature of representative:   
Mailing Address: 2958 E FERN BROOK DRIVE  
City) EAGLE State IDAHO Zip 83616  
Phone 772-201-0995 Fax \_\_\_\_\_  
E-mail: DRVARN1@GMAIL.COM

**INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729**

**OFFICE USE:**

DATE RECEIVED: _____	Signed: _____	
File Number: _____	Check No: _____	Receipt No: _____
TRC Review: _____	Planning Board Review: _____	City Commission: _____
Ordinance No: _____	Date Approved: _____	

76003  
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461233

41  
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76003  
LAW OFFICES OF  
WILLIAMS, BITTAN & WILLES  
CITIZEN BUILDING  
P. O. BOX 309  
FORT PIERCE, FLORIDA 33450

This Warranty Deed Made the 1st day of October September, A. D. 19 79 by  
JOHN GAUDIOSI,  
hereinafter called the grantor to VARN GROVES, INC., a Florida corporation,  
whose postoffice address is P.O. Box 550, Fort Pierce, FL 33450  
hereinafter called the grantees:

(Wherever and 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 \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, assigns, remises, releases, conveys and confirms unto the grantees, all that certain land situate in St. Lucie County, Florida, viz:

The SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$ , and the S $\frac{1}{2}$  of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$ , Section 26, Township 35 South, Range 39 East, St. Lucie County, Florida, LESS rights-of-way for public roads and drainage canals, if any.

780.00  
RECORDED  
OCT 11 1979  
ST. LUCIE COUNTY, FLORIDA

THIS DEED IS GIVEN SUBJECT TO THAT MORTGAGE FROM GRANTOR HEREIN AND HIS SPOUSE, TO SOUTHERN FEDERAL SAVINGS AND LOAN ASSOCIATION OF BROWARD COUNTY, RECORDED IN O.R. BOOK 246, PAGE 735, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, WHICH GRANTEE HEREIN ASSUMES AND AGREES TO PAY.

THIS DEED GIVEN SUBJECT TO LEASE WITH OPTION TO BUY. GRANTOR HEREIN CERTIFIES THAT THE AFORESAID PROPERTY IS NOT HIS HOMESTEAD & PLACE OF RESIDENCE, HE HAS NEVER RESIDED THEREON AND HIS HOMESTEAD & PLACE OF RESIDENCE IS IN BROWARD COUNTY, FLORIDA & HE IS A PRACTICING ATTORNEY IN BROWARD COUNTY, FLORIDA.

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 grantees 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 whatsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1978.

In Witness Whereof, the said grantor has executed this Deed the day and year first above written.

Signed, sealed and delivered in our presence:

*John P. Gaudiosi*  
*Louise C. Gregory*

*John P. Gaudiosi* (Seal)  
John Gaudiosi (Seal)  
(Seal)  
379 OCT -4 AM 8:44 (Seal)

State of Florida,  
County of BROWARD

461233  
FILED AND RECORDED  
ST. LUCIE COUNTY, FLA.  
ROBERT POITRAS  
CLERK COUNTY COURT  
RECORD VOLUME 20

I Herely Certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared JOHN GAUDIOSI

to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

Witness my hand and official seal in the County and State last aforesaid this 1st day of September, A. D. 19 79.

317 2428

*John P. Gaudiosi*  
Notary Public in and for the State of Florida  
County of Broward  
My Commission Expires: 3-4-80

This instrument prepared by  
WILLIAMS, BITTAN & WILLES  
P. O. Box 309  
Fort Pierce, Florida 33450

319251

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT IN AND FOR SAINT LUCIE COUNTY, FLORIDA

CIVIL ACTION

ADELE LEEPER, \*

Plaintiff, \*

vs. \*

CASE NO. 75-68

JOSEPH A. WAGNER, et al., \*

Defendants. \*

\* \* \* \* \*

CERTIFICATE OF TITLE

I, ROGER POITRAS; as Clerk of the above-styled Court, hereby certify that I executed and filed herein my Certificate of Sale on the 2nd day of October, 1975, of the property described herein, and that no objections to the sale have been filed within the ten days allowed by law for filing objections.

I further certify that I sold the following described property in Saint Lucie County, Florida,

The SE 1/4 of the SW 1/4 of the SE 1/4, and the S 1/2 of the SE 1/4 of the SE 1/4, Section 26, Township 35 South, Range 39 East, Saint Lucie County, Florida,

to JOHN GAUDIOSI - 3801 W. Fed. Hwy as recited in Tompago Beach, Fla. 33064 the Certificate of Sale.

WITNESS my hand and official seal on this 17th day of October, 1975.

ROGER POITRAS, Clerk

By Mary Heil Deputy Clerk

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE OCT 17 1975 258.00

DOCUMENTARY SUR TAX 94.60

FLORIDA DEPT. OF REVENUE OCT 17 1975 16330

950041 SAINT LUCIE COUNTY

LAW OFFICES FARR, FARR, HAYMANS, MOSELEY AND ODOM 118 W. OLYMPIA AVE. FUNTA GORDA, FLA.

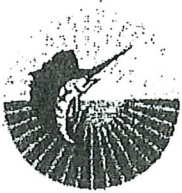
FILED FOR RECORD ST. LUCIE COUNTY FLA. OCT 17 1975

OCT 17 4 54 PM '75

319251



D.P. 244 PAGE 2791



## APPLICATION FOR ANNEXATION

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**Application submission shall include the following:**

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**In addition to a complete application, packets shall include:**

- Warranty Deed
- Current Survey (completed within the last 12 months)

1. Address: 3601 GORDY ROAD, FORT PIERCE, FLORIDA, 34945

2. Legal description of real property for which annexation is being requested:  
 (SEE LONG LEGAL) \_\_\_\_\_

Property Tax ID: 2326-413-0000-000-5

3. Size of described property: 79,714.8 SQUARE FEET (OR 1.83 ACRES)

4. Project description: 3601 GORDY ROAD ANNEXATION INTO THE CITY OF FORT PIERCE FOR THE PURPOSE OF MIXED USE FUTURE LAND USE DESIGNATION

5. Current St. Lucie County Future Land Use Designation: RS-2

6. Current St. Lucie County Zoning: AG-1

7. Is this a Historic property? NO

8. Appraised value: \$425,200.00


9. Name of Owner(s): DONALD M. VARN

Signature of Owner(s): Donald M. Varn June 28, 2023 ✓

Mailing Address: 3601 GORDY RD

City FORT PIERCE State FL Zip 34945

Phone 772-201-5320 Fax \_\_\_\_\_

10. Name of Representative: DAVID R VARN  
Signature of representative:   
Mailing Address: 295B E FERN BROOK DRIVE  
City) EAGLE State IDAHO Zip 83616  
Phone 772-201-0995 Fax \_\_\_\_\_  
E-mail: DRVARN1@GMAIL.COM

**INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729**

<b>OFFICE USE:</b>		
DATE RECEIVED: _____	Signed: _____	
File Number: _____	Check No: _____	Receipt No: _____
TRC Review: _____	Planning Board Review: _____	City Commission: _____
Ordinance No: _____	Date Approved: _____	

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY  
File Number: 1897210 OR BOOK 1376 PAGE 2704  
Recorded: 03/30/01 08:23

Please return to: CH BX 76  
This instrument prepared by:  
Treasure Coast Abstract & Title Insurance Co.  
401 So. Indian River Dr.  
Ft. Pierce, FL 34950  
Brenda J. Bidle DeWitt/File no. 01-5385

Parcel ID Number: 2326-413-0000-000/5

Grantee #1 TIN:

Grantee #2 TIN:

# Warranty Deed

This indenture, Made this 28th day of March, 2001 A.D. Between  
Jean F. Varn, individually, as a single adult, and as Trustee U/T/A  
dated Feb. 9, 1993  
of the County of St. Lucie, State of Florida, grantor, and  
Donald M. Varn and Ginger P. Varn, his wife

whose address is: 3601 Gordy Rd., Ft. Pierce, FL 34945

of the County of St. Lucie, State of Florida, grantees.

Witnesseth that the GRANTOR, for and in consideration of the sum of  
-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of St. Lucie, State of Florida to wit:  
see Exhibit "A" attached

Subject to restrictions, reservations and easements of record, if  
any, and taxes subsequent to December 31, 2000. This reference to  
said restrictions shall not operate to reimpose the same.

* Doc Assump: \$	0.00
* Doc Tax : \$	595.00
* Int Tax : \$	0.00

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

In Witness Whereof, the grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

*Brenda J. Bidle DeWitt*

*Jean F. Varn*

OR BOOK 1376 PAGE 2705

EXHIBIT A

A parcel of land in Section 26, Township 35 South, Range 39 East more particularly described as follows:

From the NE corner of the SE  $\frac{1}{4}$  of Section 26, Township 35 South, Range 39 East, run South along the Section line 1,691.16 feet; thence North 79 deg. 7 min. West 507.90 feet; thence North 34 deg. 19 min. 30 sec. West 241.51 feet; thence South 89 deg. 37 min. 10 sec. West 611.83 feet; thence North 0 deg. 22 min. 50 sec. West 10 feet to the point of beginning; thence run along boundary of the aforesaid parcel the following courses and distances: South 89 deg. 37 min. 10 sec. West 234.70 feet; North 1 deg. 23 min. 10 sec. East 335 feet to concrete monument on South bank of Old Creek Channel; thence North 87 deg. 49 min. 10 sec. East 73.58 feet; thence North 73 deg. 46 min. 10 sec. East 156.84 feet to concrete monument on said South bank of Old Creek Channel; thence South 0 deg. 22 min. 50 sec. East 379.83 feet to the point of beginning.

Together with an access easement for egress and ingress 20 feet in width, the center line of which is more particularly described as follows: From the NE corner of the SE  $\frac{1}{4}$  of Section 26, Township 35 South, Range 39 East, run South along the Section line 1,691.16 feet; thence North 79 deg. 7 min. West 61.08 feet to an iron pipe on the West line of a road right-of-way for the point of beginning of said access easement; thence continue North 79 deg. 7 min. West 446.82 feet; thence North 34 deg. 19 min. 30 sec. West 241.51 feet; thence South 89 deg. 37 min. 10 sec. West 846.83 feet to the end of said access easement; said center line of easement being at or near the center line of an existing graded dirt road.

Verified pkd

THIS INSTRUMENT PREPARED AND RETURN TO:

JOSEPH J. DEROSS, JR., ESQUIRE  
426 AVENUE A  
FORT PIERCE, FL 34950

CONSIDERATION \$10.00; DEC STAMPS .70

Property Appraiser Parcel Identification (Folio) Numbers: 2326-413-0000-000-5

This Quit-Claim Deed, Executed this 21<sup>st</sup> day of September, 2010, by

**DONALD M. VARN and GINGER P. VARN, Husband and Wife, first party, to**

**DONALD M. VARN, a married adult, whose post office address is 3601 Gordy Road,  
Fort Pierce, FL 34945, second party;**

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires)

**Witnesseth, That the said first party, for and in consideration of the sum of (\$10.00) Ten and NO/100 Dollars, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of St. Lucie, State of Florida, to wit:**

A parcel of land in Section 26, Township 35 South, Range 39 East more particularly described as follows:

From the NE corner of the SE1/4 of Section 26, Township 35 South, Range 39 East, run South along the Section line 1,691.16 feet; thence North 79 deg. 7 min. West 507.90 feet; thence North 34 deg. 19 min. 30 sec. West 241.51 feet; thence South 89 deg. 37 min. 10 sec. West 611.83 feet; thence North 0 deg. 22 min. 50 sec. West 10 feet to the point of beginning; thence run along boundary of the aforesaid parcel the following courses and distances: South 89 deg. 37 min. 10 sec. West 234.70 feet; North 1 deg. 23 min. 10 sec. East 335 feet to concrete monument on South bank of Old Creek Channel; thence North 87 deg. 49 min. 10 sec. East 73.58 feet; thence North 73 deg. 46 min. 10 sec. East 156.84 feet to concrete monument on said South bank of Old Creek Channel; thence South 0 deg. 22 min. 50 sec. East 379.83 feet to the point of beginning. Together with an access easement for egress and ingress 20 feet in width, the center line of which is more particularly described as follows: From the NE corner of the SE1/4 of Section 26, Township 35 South, Range 39 East, run South along the Section line 1,691.16 feet; thence North 79 deg. 7 min. West 61.08 feet to an iron pipe on the West line of a road right-of-way for the point of beginning of said access easement; thence continue North 79 deg. 7 min. West 446.82 feet; thence North 34 deg. 19 min. 30 sec. West 241.51 feet; thence South 89 deg. 37 min. 10 sec. West 846.83 feet to the end of said access easement; said center line of easement being at or near the center line of an existing graded dirt road.

day and year first above written.

Signed, sealed and delivered in the presence of:

Frank Di Vincenzo  
Print name of Witness FRANK DI VINCENZO

Gretchen Di Vincenzo  
Print name of Witness GRETCHEN DI VINCENZO

Frank Di Vincenzo  
Print name of Witness FRANK DI VINCENZO

Gretchen Di Vincenzo  
Print name of Witness GRETCHEN DI VINCENZO

Donald M. Varn  
DONALD M. VARN  
3601 Gordy Road  
Fort Pierce, FL 34945

Ginger P. Varn  
GINGER P. VARN  
3601 Gordy Road  
Fort Pierce, FL 34945

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared DONALD M. VARN, who is known to me to be the person described in and who executed the foregoing instrument and who acknowledged before me that he executed same, and that an oath \_\_\_ was \_\_\_ was not taken.

WITNESS my hand and official seal in the County and State last aforesaid this 24th day of September, 2010.



Gretchen Di Vincenzo  
Notary Public, State of Florida  
GRETCHEN DI VINCENZO  
(Printed or typed name of Notary Public)  
Commission Number: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared GINGER P. VARN, who is known to me to be the person described in and who executed the foregoing instrument and who acknowledged before me that she executed same, and that an oath \_\_\_ was \_\_\_ was not taken.

WITNESS my hand and official seal in the County and State last aforesaid this 24th day of September, 2010.



Gretchen Di Vincenzo  
Notary Public, State of Florida  
GRETCHEN DI VINCENZO  
(Printed or typed name of Notary Public)  
Commission Number: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_