

COPY

45.90
1705

94975

WARRANTY DEED

THIS WARRANTY DEED made and executed the 12th day of March, A.D. 1971 by JOSEPH J. SCHWEY and POLLY E. SCHWEY, his wife; VIRDON DEVELOPMENT CORP., an Ohio corporation and M. S. MC COLLUM, as Trustee and individually hereinafter called the grantors, to CITY OF VERO BEACH, a municipal corporation of the State of Florida, hereinafter called the grantee:

WITNESSETH: That the grantors for and in consideration of the sum of ONE DOLLAR (\$1.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents do grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Indian River County, Florida, viz:

STATE OF FLORIDA
ATTEST: My Comm. Expires 12-31-71
DO NOT WRITE IN THESE SPACES
SERIAL NO. 11100
TAX \$1.00
\$5.90
\$5

From the Northwest corner of Government Lot 4, Section 6, Township 13 South, Range 40 East, run South 89° 49' 15" East along the Northern line of Government Lot 2, a distance of 1,610.72 feet to the Point of Beginning;

- thence, continue South 89° 49' 15" East, a distance of 38';
- thence, South 00° 01' 30" West, a distance of 40.13';
- thence, South 08° 18' 25" East, a distance of 124.23';
- thence, South 00° 51' 35" West, a distance of 280.59' to a point which is 1' North of a chain link fence;
- thence, North 89° 49' 15" West a distance of 39', said point being approximately 1' Easterly of a chain link fence;
- thence, North 00° 51' 35" East, 1' Easterly and parallel to a chain link fence, a distance of 278.00';
- thence, North 08° 18' 25" West, 1' Easterly and parallel to a chain link fence, a distance of 123.95';
- thence, North 00° 01' 30" East, a distance of 43.00' to the Point of beginning;

Excepting the North 35' of the above described property which is reserved by the grantors for ingress and egress to their property.

The purpose of this deed is to convey a piece of property 38' in width, lying Easterly and parallel to the City property.

WHEREAS, by a deed dated October 18, 1967 and recorded in O.R. Book 269, page 235, the City of Vero Beach did give and grant unto Louise M. Sockwell, her heirs and assigns, an easement for ingress and egress, over, across and upon the following strip of land:

A strip of land approximately 15' wide and 154.55' long, the easterly boundary of said strip being the Indian River; the northern boundary being the easterly 154.55' of the south boundary of above described property; the western boundary being 1 foot south of fence and the southern boundary being the bulkhead of a canal; for the purpose of loading and unloading and docking boats along the bulkhead,

which said easement was subsequently conveyed to the other grantors herein.

Now, therefore, for the considerations hereinabove expressed by the grantee to the grantors, the grantors do, by these presents, remise, release and forever quitclaim unto the grantee, its successors and assigns all of said easement herein described and all their rights and privileges whatsoever which the grantors have in, under or upon the same; to the intent that said easement may be forever extinguished and that the grantee, its successors and assigns shall and may at all times hereafter have and enjoy the premises over which said easement was so granted, freed and absolutely discharged therefrom.

STATE OF FLORIDA
COUNTY OF INDIAN RIVER
4590

OFFICIAL RECORD - EXT 382 REC 431

OFFICIAL RECORD BOOK 382 PAGE 432

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 grantors hereby covenant with said grantee that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land; and that they hereby fully warrant 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.

IN WITNESS WHEREOF the grantors have hereunto set their hands and affixed their seals the day and year first above written.

Signed, sealed and delivered in the presence of:

Priscilla M. Albrecht
[Signature]

Joseph J. Schweg SEAL
Joseph J. Schweg
Polly E. Schweg SEAL
Polly E. Schweg

Joseph J. Schweg
Richard J. McCallum

VIRDON DEVELOPMENT CORP.

BY Donald F. Morris
Attest: Dale D. Rapp

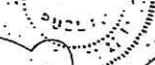
Priscilla M. Albrecht
[Signature]

(seal)
M. S. McCallum SEAL
M. S. McCallum, as Trustee and Individually

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared JOSEPH J. SCHWEG and POLLY E. SCHWEG, his wife to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 12th day of March 1971.



Priscilla M. Albrecht
Notary Public State of Florida at
Large. My Commission Expires June 27, 1973

STATE OF ~~FLORIDA~~ OHIO
COUNTY OF ~~INDIAN RIVER~~ FRANKLIN

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments personally appeared Donald F. Morris and Dale D. Rapp well known to me to be the President and Secretary respectively of the corporation named as grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses 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.

WITNESS my hand and official seal in the County and State last aforesaid this 16th day of March, 1971.



M. S. McCallum
NOTARY PUBLIC, STATE OF FLORIDA
BY COMMISSION DATED FEB 28, 1974

Richard J. McCallum
Notary Public
My Commission Expires:-

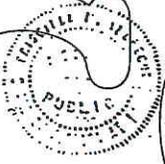
COPY

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared M. S. MC COLLUM, a single man, as Trustee and Individually, well known to me to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 12th day of March 1971.

Discripta M. Abbott
Notary Public State of Florida at
Vero Beach, My Commission Expires: June 27, 1973



COPY

COPY

THIS INSTRUMENT PREPARED BY: JAMES T. VOCELLE
P. O. Box 1900
Vero Beach, Florida 32960

1971 APR -7 AM 11:03
RECORDED
INDEXED

OFFICIAL RECORD
OFFICE OF THE CLERK
382 REC 433