

**This Instrument Prepared by and return to:**

Florida Power & Light Company  
700 Universe Boulevard, LAW/JB  
Juno Beach, FL 33408

**[Substation NEW]**

**Tax Parcel ID Number: 33-40-06-00000-0040-00005.2**

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, made and entered into as of the \_\_\_\_ day of \_\_\_\_\_, 201\_\_, by CITY OF VERO BEACH, a municipal corporation organized under the laws of the State of Florida (the "Grantor"), whose address 1053 20<sup>th</sup> Place, Vero Beach, FL 32960, to FLORIDA POWER & LIGHT COMPANY, a Florida corporation (the "Grantee"), whose address is 700 Universe Boulevard, Juno Beach, FL 33408.

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all that certain parcel of land lying and being in the County of Indian River, State of Florida, as more particularly on Exhibit "A" attached hereto and made a part hereof (the "Property").

To have and to hold, the same in fee simple forever.

Grantor is also conveying by this Deed any rights that it would have otherwise retained under Florida Statutes Section 270.11 (1).

SUBJECT TO: Taxes and assessments for the year \_\_\_\_ and all subsequent years; all applicable governmental, zoning and land use ordinances, restrictions, and prohibitions and other requirements imposed by governmental authority; agreements and easements of record.

And the said Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple, and has good right, full power, and lawful authority to sell and convey said land, and hereby warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under the Grantor, but against no others.

In the event that the Property ceases to be used by Grantee for electric utility purposes, title to the Property will automatically revert to and become the property of the Grantor herein.



**EXHIBIT "A"**

That portion of Government Lot 4, Section 6, Township 33 South, Range 40 East, Indian River County, Florida, lying South of State Road 656 (17<sup>th</sup> Street Causeway Boulevard) and West of Indian River Boulevard, LESS AND EXCEPT therefrom the West five (5) acres thereof.

**THE ABOVE LEGAL DESCRIPTION IS SUBJECT TO REVISION UPON THE PURCHASER'S AND PURCHASER'S TITLE COMPANY'S RECEIPT AND APPROVAL OF THE SURVEY AS REQUIRED BY THE TITLE COMMITMENT ISSUED IN CONNECTION WITH THIS PURCHASE.**