

**This Instrument Prepared by and return to:**  
Florida Power & Light Company  
700 Universe Boulevard, LAW/JB  
Juno Beach, FL 33408

**Substation 20**

<b><u>Tax Parcel ID Number</u></b> (Parcel 1):	33-40-31-00000-5000-00002.1
<b><u>Tax Parcel ID Number</u></b> (Parcel 2):	33-40-31-00000-5000-00001.1 and 33-40-31-00000-5000-00002.0
<b><u>Tax Parcel ID Number</u></b> (Parcels 3, 4 and 5):	33-39-36-00005-0002-00001.0 33-39-36-00005-0003-00001.00 33-40-31-00000-5000-00004.1

**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.

(SIGNATURE PAGE FOLLOWS)



## **EXHIBIT "A"**

Four (4) parcels of land and one (1) easement lying in Section 31, Township 33 South, Range 40 East, Indian River County, Florida, and Section 36, Township 33 South, Range 39 East, Indian River County, Florida, being more particularly described as follows:

### **Parcel 1**

The South 404.00 feet of the Southwest one-quarter (SW  $\frac{1}{4}$ ) of Section 31, Township 33 South, Range 40 East, Indian River County, Florida, lying East of the East right-of-way line of Lateral "J" Canal, LESS AND EXCEPT therefrom the East 25 feet thereof for road right-of-way purposes.

### **Parcel 2**

Easement for the benefit of Parcel 1 over, under and across the following described parcel of land:

An easement 40 feet in width lying parallel and adjacent to the East right-of-way line of the Lateral "J" Canal extending from the North line of said Southwest one-quarter (SW  $\frac{1}{4}$ ) South to a point 416.82 feet North of the South line of said Southwest one-quarter (SW  $\frac{1}{4}$ ) as measured along the said right-of-way line of Lateral "J" Canal in Section 31, Township 33 South, Range 40 East, Indian River County, Florida.

### **Parcel 3**

Tract "B", VERO BEACH HIGHLANDS UNIT FIVE, according to the Plat thereof, as recorded in Plat Book 8, Page 56, of the Public Records of Indian River County, Florida.

### **Parcel 4**

Tract "C", VERO BEACH HIGHLANDS UNIT FIVE, according to the Plat thereof, as recorded in Plat Book 8, Page 56, of the Public Records of Indian River County, Florida.

### **Parcel 5**

The North 25 feet of the South 145 feet of the Southwest one-quarter (SW  $\frac{1}{4}$ ) of Section 31, Township 33 South, Range 40 East, Indian River County, Florida, lying West of the West right-of-way line of Lateral "J" Canal, LESS AND EXCEPT therefrom the West 40 feet thereof for road right-of-way purposes.