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 20th 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)

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed the day and year first above written.

ATTEST: _____ Printed Name:_____ Title:_____	**CITY OF VERO BEACH, FLORIDA** **CITY OF VERO BEACH, FLORIDA** By:_____ Printed Name:_____ Title:_____
~~**Approved as to form and legal sufficiency:**~~ _____ ~~Printed Name:~~_____ ~~Title:~~_____	

STATE OF FLORIDA)
) ss:
COUNTY OF INDIAN RIVER)

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____, as _____, and attested by _____, as _____, of the CITY OF VERO BEACH, FLORIDA, a municipal corporation organized under the laws of the State of Florida, on behalf of said municipal corporation, who:

are personally known to me, or

have produced _____ as identification.

Notary Public – State of Florida
Printed Name:_____
(Notary Seal) My Commission Expires:_____

AM ~~18045725.1~~18045725.2

Approved as to form and legal sufficiency:

_____

Printed Name:_____

Title:

EXHIBIT "A"

[THIS DESCRIPTION IS SUBJECT TO CHANGE PURSUANT TO SECTION 1.1(2) OF THE AGREEMENT]

That portion of Government Lot 4, Section 6, Township 33 South, Range 40 East, Indian River County, Florida, lying South of State Road 656 (17th 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.

Document comparison by Workshare Compare on Friday, February 08, 2013 4:01:56 PM

Input:	
Document 1 ID	interwovenSite://SMVLDMS/America/18045725/1
Description	#18045725v1<America> - Exhibit C 12-18-12 FPL - City of Vero Beach - Special Warranty Deed - NEW Substation
Document 2 ID	interwovenSite://SMVLDMS/America/18045725/2
Description	#18045725v2<America> - Exhibit C FPL - City of Vero Beach - Special Warranty Deed - NEW Substation (EWP 020513)
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Padding cell	

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Insertions	7
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Style change	0
Format changed	0
Total changes	12

This Instrument Prepared by and return to:

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

St. Lucie County Parcel

Tax Parcel ID Number (Parcel 1):	**1406-211-0002-010.4**
Tax Parcel ID Number (Parcel 2):	**1406-211-0001-010.7**
Tax Parcel ID Number (Parcel 3):	**1406-121-0001-000.8**
Tax Parcel ID Number (Parcel 3):	**1406-121-0002-000.5**
Tax Parcel ID Number Parcel 3):	**1406-210-0000-000.4**
Tax Parcel ID Number Parcels A and B):	**1310-412-0002-000.4**

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 20th 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, **an undivided one-half (1/2) interest** in all that certain parcel of land lying and being in the **County of St. Lucie**, 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)

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed the day and year first above written.

ATTEST: Printed Name:_____ Title:_____	**CITY OF VERO BEACH, FLORIDA** **CITY OF VERO BEACH, FLORIDA** By:_____ Printed Name:_____ Title:_____
~~**Approved as to form and legal sufficiency:**~~ ~~Printed Name:~~_____ ~~Title:~~_____	

STATE OF FLORIDA)
) ss:
COUNTY OF INDIAN RIVER)

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____, as _____, and attested by _____, as _____, of the CITY OF VERO BEACH, FLORIDA, a municipal corporation organized under the laws of the State of Florida, on behalf of said municipal corporation, who:

are personally known to me, or

have produced _____ as identification.

Notary Public – State of Florida
Printed Name:
(Notary Seal) My Commission Expires:

AM ~~18045735.1~~18045735.2

Approved as to form and legal sufficiency:

Printed Name: _____
Title:

EXHIBIT "A"

~~Three~~Two (~~3~~2) parcels of land and an easement lying in Section 6, Township 34 South, Range 40 East, St. Lucie County, Florida, more particularly described as follows:

Parcel 1

The North 60 feet of the West one-half (W ½) of the East two-fifths (E 2/5) of the North one-half (N ½) of the North one-half (N ½) of the Northeast one-quarter (NE ¼) of the Northeast one-quarter (NE ¼) of the Northwest one-quarter (NW ¼) of Section 6, Township 34 South, Range 40 East, St. Lucie County, Florida. (Also identified as Tract 19, as shown on Location Map "A" as drawn by McLaughlin Engineering Co., dated April 8, 1966.)

Parcel 2

The North 60 feet of the East one-fifth (E 1/5) of the North one-half (N ½) of the North one-half (N ½) of the Northeast one-quarter (NE ¼) of the Northeast one-quarter (NE ¼) of the Northwest one-quarter (NW ¼) of Section 6, Township 34 South, Range 40 East, St. Lucie County, Florida. (Also identified as Tract 20, as shown on Location Map "A" as drawn by McLaughlin Engineering Co., dated April 8, 1966.)

Parcel 3

Easement created by Easement Deed granted by Violet Klatt and Bill R. Winchester, as a majority of the Special Trustees of the Revocable Trust Agreement created by Ernest F. Klatt, also known as Ernest Klatt, dated May 18, 1990, in favor of the City of Vero Beach, a municipal corporation of the State of Florida, said Easement dated March 18, 1993, recorded April 2, 1993, in Official Records Book **834**, Page **2265**, in the Public Records of St. Lucie County, Florida, over, across and upon the following described property situate in the County of St. Lucie, State of Florida and being more particularly bounded and described as follows:

The North 60 feet of the West one-third (W 1/3) of the East three-fifths (E 3/5) of the North one-half (N ½) of the North one-half (N ½) of the Northeast one-quarter (NE ¼) of the Northeast one-quarter (NE ¼) of the Northwest one-quarter (NW ¼) of Section 6, Township 34 South, Range 40 East, St. Lucie County, Florida. (Also identified as Tract 18, as shown on Location Map "A" as drawn by McLaughlin Engineering Co., dated April 8, 1966.)

AND

The North 35 feet of the West 235 feet of the Northwest one-quarter (NW ¼) of the Northwest one-quarter (NW ¼) of the Northeast one-quarter (NE ¼) of Section 6, Township 34 South, Range 40 East, St. Lucie County, Florida.

AND

The North 60 feet of the Northwest one-quarter (NW ¼) of the Northwest one-quarter (NW ¼) of the Northeast one-quarter (NE ¼), LESS the West 235 feet thereof, in Section 6, Township 34 South, Range 40 East, St. Lucie County, Florida.

AND

The North 60 feet of the Northeast one-quarter (NE ¼) of Section 6, Township 34 South, Range 40 East, St. Lucie County, Florida, lying West of the West right-of-way line of U.S. Highway No. 1, LESS the Northwest one-quarter NW ¼) of the Northwest one-quarter (NW ¼) of the Northeast one-quarter (NE ¼) thereof in said Section 6.

Subject to the terms, provisions and conditions set forth in said Easement Deed.

TOGETHER WITH THE FOLLOWING LAND:

Two (2) parcels of land lying in the North one-half (N ½) of the Southeast one-quarter (SE ¼) in Section 10, Township 34 South, Range 39 East, St. Lucie County, Florida, more particularly described as follows:

Parcel A

The South 200 feet of the South 863.18 feet of the North (N ½) of the Southeast (SE ¼) in Section 10, Township 34 South, Range 39 East, St. Lucie County, Florida, LESS the West 60 feet and the East 775 feet thereof.

Parcel B

The West 40 feet of the East 775 feet of the North 460 feet of the South 660 feet of the North (N ½) of the Southeast (SE ¼) in Section 10, Township 34 South, Range 39 East, St. Lucie County, Florida.

Document comparison by Workshare Compare on Friday, February 08, 2013 4:05:01 PM

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Description	#18045735v1<America> - Exhibit C 12-18-12 FPL - City of Vero Beach - Special Warranty Deed - Substation - St Lucie Co. 1_2 interest
Document 2 ID	interwovenSite://SMVLDMS/America/18045735/2
Description	#18045735v2<America> - Exhibit C FPL - City of Vero Beach - Special Warranty Deed - Substation - St Lucie Co. 1_2 interest (EWP 020513)
Rendering set	Standard

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Statistics:	
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Insertions	9
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Moved to	0
Style change	0
Format changed	0
Total changes	16

This Instrument Prepared by and return to:

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

Substation 3:

Tax Parcel ID Number: 33-39-05-00000-1000-00001.0

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 20th 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)

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed the day and year first above written.

ATTEST: Printed Name:_____ Title:_____	**CITY OF VERO BEACH, FLORIDA** **CITY OF VERO BEACH, FLORIDA** By:_____ Printed Name:_____ Title:_____
~~**Approved as to form and legal sufficiency:**~~ ~~Printed Name:~~_____ ~~Title:~~_____	

STATE OF FLORIDA)
) ss:
COUNTY OF INDIAN RIVER)

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____, as _____, and attested by _____, as _____, of the CITY OF VERO BEACH, FLORIDA, a municipal corporation organized under the laws of the State of Florida, on behalf of said municipal corporation, who:

are personally known to me, or

have produced _____ as identification.

Notary Public – State of Florida
Printed Name:
(Notary Seal) My Commission Expires:

AM ~~18045739.1~~18045739.2

Approved as to form and legal sufficiency:

_____

Printed Name:
Title:

EXHIBIT "A"

That portion of the Northeast quarter (NE ¼) of the Northeast quarter (NE ¼) of Section 5, Township 33 South, Range 39 East, Indian River County, Florida, being more particularly described as follows:

Beginning at a point that is 30.00 feet South of and 25.00 feet West of the Northeast corner of said Section 5;

Thence South and parallel with the East line of said Section 5 a distance of 235.00 feet;

Thence West and parallel with the North line of said Section 5 a distance of 367.95 feet;

Thence North and parallel with the said East line of Section 5 a distance of 235.00 feet to a point, said point being 30 feet South of, as measured perpendicular to, the said North line of Section 5;

Thence East and parallel with the said North line of Section 5 a distance of 367.95 feet to the POINT OF BEGINNING;

LESS AND EXCEPT:

The East 35.00 feet thereof for additional road right-of-way purposes.

Document comparison by Workshare Compare on Friday, February 08, 2013 4:06:56 PM

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Document 1 ID	interwovenSite://SMVLDMS/America/18045739/1
Description	#18045739v1<America> - Exhibit C 12-18-12 FPL - City of Vero Beach - Special Warranty Deed - Substation 3
Document 2 ID	interwovenSite://SMVLDMS/America/18045739/2
Description	#18045739v2<America> - Exhibit C FPL - City of Vero Beach - Special Warranty Deed - Substation 3 (EWP 020513)
Rendering set	Standard

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Statistics:	
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Insertions	5
Deletions	5
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Style change	0
Format changed	0
Total changes	10

This Instrument Prepared by and return to:

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

Substation 7

Tax Parcel ID Number 33-39-04-00001-0120-00004.0

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 20th 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)

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed the day and year first above written.

ATTEST: _____ Printed Name:_____ Title:_____	**CITY OF VERO BEACH, FLORIDA** **CITY OF VERO BEACH, FLORIDA** By:_____ Printed Name:_____ Title:_____
~~**Approved as to form and legal sufficiency:**~~ _____ ~~Printed Name:_____~~ ~~Title:_____~~	

STATE OF FLORIDA)
) ss:
COUNTY OF INDIAN RIVER)

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____, as _____, and attested by _____, as _____, of the CITY OF VERO BEACH, FLORIDA, a municipal corporation organized under the laws of the State of Florida, on behalf of said municipal corporation, who:

are personally known to me, or

have produced _____ as identification.

Notary Public – State of Florida
Printed Name: _____
(Notary Seal) My Commission Expires: _____

AM ~~18045745.1~~18045745.2

Approved as to form and legal sufficiency:

Printed Name:_____
Title:

EXHIBIT "A"

A parcel of land being a portion of Tracts 12 and 13, Section 4, Township 33 South, Range 39 East, Indian River County, Florida, according to the last general plat of lands of the INDIAN RIVER FARMS COMPANY SUBDIVISION, recorded in Plat Book 2, Page 25, of the Public Records of St. Lucie County, Florida, said lands now situate, lying and being in Indian River County, Florida, being more particularly described as follows:

From the Southwest corner of said Tract 12, run East along the South line of said Tract 12 a distance of 30 feet to the East right-of-way of Kings Highway and POINT OF BEGINNING; thence run North on a line parallel to the West line of said Tract 12 a distance of 50 feet; thence run East parallel to the South line of said Tract 12 a distance of 242.05 feet; thence run South on a line parallel to the West line of said Tract 12 and Tract 13, a distance of 199.35 feet to the North right-of-way of the Main Relief Canal; thence run Southwest along said canal right-of-way a distance of 258.70 feet to the East right-of-way of Kings Highway; thence run North along said East right-of-way a distance of 245.45 feet to the POINT OF BEGINNING.

Document comparison by Workshare Compare on Friday, February 08, 2013 4:08:36 PM

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Document 2 ID	interwovenSite://SMVLDMS/America/18045745/2
Description	#18045745v2<America> - Exhibit C FPL - City of Vero Beach - Special Warranty Deed - Substation 7 (EWP 020513)
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Format changed	0
Total changes	11

This Instrument Prepared by and return to:

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

Substation 8

Tax Parcel ID Number: 33-39-13-00000-5000-0004.0

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 20th 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)

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed the day and year first above written.

ATTEST: Printed Name:_____ Title:_____	**CITY OF VERO BEACH, FLORIDA** **CITY OF VERO BEACH, FLORIDA** By:_____ Printed Name:_____ Title:_____
~~**Approved as to form and legal sufficiency:**~~ ~~Printed Name:~~_____ ~~Title:~~	

STATE OF FLORIDA)
) ss:
COUNTY OF INDIAN RIVER)

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____, as _____, and attested by _____, as _____, of the CITY OF VERO BEACH, FLORIDA, a municipal corporation organized under the laws of the State of Florida, on behalf of said municipal corporation, who:

are personally known to me, or

have produced _____ as identification.

Notary Public – State of Florida
Printed Name:
(Notary Seal) My Commission Expires:

Approved as to form and legal sufficiency:

AM ~~18045751.1~~18045751.2

Printed Name:_____
Title:

EXHIBIT "A"

Two (2) parcels of land lying in Section 13, Township 33 South, Range 39 East, Indian River County, Florida, being more particularly described as follows:

Parcel 1

Commencing at the Southeast corner of the Southwest quarter of Section 13, Township 33 South, Range 39 East, Indian River County, Florida; run North along the quarter Section line a distance of 399.84 feet to the POINT OF BEGINNING; thence continue North along the quarter Section line a distance of 200.0 feet to a point on the South right-of-way line of the South Relief Canal; thence run Southwesterly along said South right-of-way line a distance of 200.0 feet; thence run South and parallel to the aforesaid quarter Section line a distance of 200.0 feet; thence run Northeasterly and parallel to the aforesaid South right-of-way line a distance of 200.0 feet to the POINT OF BEGINNING.

Parcel 2

Beginning at the intersection of the South right of way of the South Relief Canal with the West line of the Southwest one-quarter of the Southeast one-quarter of Section 13, Township 33 South, Range 39 East, Indian River County, Florida; thence run Northeasterly along said South right of way line a distance of 240.0 feet; thence run South and parallel to said West line of Southwest one-quarter of Southeast one-quarter a distance of 337.0 feet; thence run West a distance of 230.97 feet to a point on the said West line of Southwest one-quarter of Southeast one-quarter; said point lying 271.78 feet South of the point of beginning; thence run North along said West line a distance of 271.78 feet to the POINT OF BEGINNING.

Document comparison by Workshare Compare on Friday, February 08, 2013 4:10:20 PM

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Document 2 ID	interwovenSite://SMVLDMS/America/18045751/2
Description	#18045751v2<America> - Exhibit C FPL - City of Vero Beach - Special Warranty Deed - Substation 8 (EWP 020513)
Rendering set	Standard

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Statistics:	
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Deletions	5
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Total changes	11

This Instrument Prepared by and return to:

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

Substation 9

Tax Parcel ID Number 32-40-18-00000-0100-00001.0

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 20th 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)

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed the day and year first above written.

ATTEST: Printed Name:_____ Title:_____	**CITY OF VERO BEACH, FLORIDA** **CITY OF VERO BEACH, FLORIDA** By:_____ Printed Name:_____ Title:_____
~~**Approved as to form and legal sufficiency:**~~ ~~Printed Name:~~_____ ~~Title:~~_____	

STATE OF FLORIDA)
) ss:
COUNTY OF INDIAN RIVER)

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____, as _____, and attested by _____, as _____, of the CITY OF VERO BEACH, FLORIDA, a municipal corporation organized under the laws of the State of Florida, on behalf of said municipal corporation, who:

are personally known to me, or

have produced _____ as identification.

Notary Public – State of Florida
Printed Name:
(Notary Seal) My Commission Expires:

AM ~~18045755.1~~18045755.2

Approved as to form and legal sufficiency:

Printed Name:_____
Title:

EXHIBIT "A"

The Southeast one acre of Government Lot 10, Section 18, Township 32 South, Range 40 East, Indian River County, Florida, shown as the Water Plant Site on the Plat of Fred R. Tuerk Drive as filed in Plat Book 7, Page 86, of the Public Records of Indian River County, Florida, LESS AND EXCEPT therefrom that portion thereof conveyed to the Town of Indian River Shores by Quit Claim Deed recorded in Official Records Book 884, Page 2669, of the Public Records of Indian River County, Florida.

NOTE: THE LEGAL DESCRIPTION SHALL BE REPLACED WITH A METES AND BOUNDS DESCRIPTION OF SUBSTATION 9 LOCATED UPON THE ABOVE-DESCRIBED PROPERTY WHICH SHALL BE FURNISHED BY A SURVEYOR IN A FORM SATISFACTORY TO PURCHASER AND PURCHASER'S TITLE COMPANY.

Document comparison by Workshare Compare on Friday, February 08, 2013 4:11:55 PM

Input:	
Document 1 ID	interwovenSite://SMVLDMS/America/18045755/1
Description	#18045755v1<America> - Exhibit C 12-18-12 FPL - City of Vero Beach - Special Warranty Deed - Substation 9
Document 2 ID	interwovenSite://SMVLDMS/America/18045755/2
Description	#18045755v2<America> - Exhibit C FPL - City of Vero Beach - Special Warranty Deed - Substation 9 (EWP 020513)
Rendering set	Standard

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Deletions	5
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Style change	0
Format changed	0
Total changes	11

This Instrument Prepared by and return to:

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

Substation 10

Tax Parcel ID Number 33-40-05-00008-0001-00000.2
Tax Parcel ID Number 33-40-05-00008-0001-00000.4

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 20th 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)

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed the day and year first above written.

ATTEST: Printed Name:_____ Title:_____	**CITY OF VERO BEACH, FLORIDA** **CITY OF VERO BEACH, FLORIDA** By:_____ Printed Name:_____ Title:_____
~~**Approved as to form and legal sufficiency:**~~ ~~Printed Name:~~_____ ~~Title:~~_____	

STATE OF FLORIDA)
) ss:
COUNTY OF INDIAN RIVER)

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____, as _____, and attested by _____, as _____, of the CITY OF VERO BEACH, FLORIDA, a municipal corporation organized under the laws of the State of Florida, on behalf of said municipal corporation, who:

are personally known to me, or

have produced _____ as identification.

Notary Public – State of Florida
Printed Name:
(Notary Seal) My Commission Expires:

AM ~~18045768.1~~18045768.2

Approved as to form and legal sufficiency:

Printed Name:_____
Title:

EXHIBIT "A"

That portion of Tract A, PELICAN COVE, according to the Plat thereof, as recorded in Plat Book 3, Page 75, of the Public Records of Indian River County, Florida, being more particularly described as follows:

From the Northeast corner of Government Lot 7, Section 5, Township 33 South, Range 40 East, Indian River County, Florida, run Westerly along the North boundary of said Government Lot 7 a distance of 45 feet to the West right-of-way line of Avenue "K", said point being the Northeast corner of said Tract A;

thence run South 0° 4' 32" East along the West right-of-way line of Avenue "K", which said line is also the East boundary line of said Tract A, a distance of 277.76 feet to the POINT OF BEGINNING;

thence continue along the said West right-of-way line of Avenue "K" and the East boundary line of said Tract A in a Southerly direction, a distance of 173.00 feet;

thence run South 89° 56' 28" West, a distance of 140.48 feet to the West boundary line of said Tract A, which is also the East boundary line of State Road A1A;

thence run North 16° 54' 02" West along the Western boundary line of said Tract A, which is also the Easterly right-of-way line of said State Road, a distance of 178.05 feet;

thence run parallel to the North boundary line of said Tract A on a line which bears North 89° 10' 05" East, a distance of 192.37 feet to the POINT OF BEGINNING.

Document comparison by Workshare Compare on Friday, February 08, 2013 4:13:39 PM

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Description	#18045768v1<America> - Exhibit C 12-18-12 FPL - City of Vero Beach - Special Warranty Deed - Substation 10
Document 2 ID	interwovenSite://SMVLDMS/America/18045768/2
Description	#18045768v2<America> - Exhibit C FPL - City of Vero Beach - Special Warranty Deed - Substation 10 (EWP 020513)
Rendering set	Standard

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Statistics:	
	Count
Insertions	6
Deletions	5
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Moved to	0
Style change	0
Format changed	0
Total changes	11

This Instrument Prepared by and return to:

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

Substation 11

Tax Parcel ID Number: 33-40-16-00000-0030-00017.0
Tax Parcel ID Number: 33-40-17-00000-0020-00004.0.

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 20th 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)

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed the day and year first above written.

ATTEST: _____ Printed Name:_____ Title:_____	**CITY OF VERO BEACH, FLORIDA** **CITY OF VERO BEACH, FLORIDA** By:_____ Printed Name:_____ Title:_____
~~**Approved as to form and legal sufficiency:**~~ _____ ~~Printed Name:~~_____ ~~Title:~~_____	

STATE OF FLORIDA)
) ss:
COUNTY OF INDIAN RIVER)

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____, as _____, and attested by _____, as _____, of the CITY OF VERO BEACH, FLORIDA, a municipal corporation organized under the laws of the State of Florida, on behalf of said municipal corporation, who:

are personally known to me, or

have produced _____ as identification.

Notary Public – State of Florida
Printed Name: _____
(Notary Seal) My Commission Expires: _____

AM ~~18045774.1~~18045774.2

Approved as to form and legal sufficiency:

_____

Printed Name:_____

Title:

EXHIBIT "A"

The North one-half (N ½) of Government Lot 3, Section 16, Township 33 South, Range 40 East, Indian River County, Florida, lying West of State Highway A-1-A, less the North 546.245 feet thereof; and the North one-half (N ½) of Government Lot 2, Section 17, Township 33 South, Range 40 East, Indian River County, Florida, less the North 546.245 feet thereof, and also, the South 10 acres of the North 40 acres of Government Lot 2, Section 17, Township 33 South, Range 40 East, Indian River County, Florida.

Document comparison by Workshare Compare on Friday, February 08, 2013 4:15:01 PM

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Document 1 ID	interwovenSite://SMVLDMS/America/18045774/1
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Document 2 ID	interwovenSite://SMVLDMS/America/18045774/2
Description	#18045774v2<America> - Exhibit C FPL - City of Vero Beach - Special Warranty Deed - Substation 11 (EWP 020513)
Rendering set	Standard

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Statistics:	
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Insertions	6
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Style change	0
Format changed	0
Total changes	11

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

Substation 20

Tax Parcel ID Number (Parcel 1):	33-40-31-00000-5000-00002.1
Tax Parcel ID Number (Parcel 2):	33-40-31-00000-5000-00001.1 and 33-40-31-00000-5000-00002.0
Tax Parcel ID Number (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 20th 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)

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed the day and year first above written.

ATTEST: Printed Name:_____ Title:_____	**CITY OF VERO BEACH, FLORIDA** **CITY OF VERO BEACH, FLORIDA** By:_____ Printed Name:_____ Title:_____
~~**Approved as to form and legal sufficiency:**~~ ~~Printed Name:~~_____ ~~Title:~~_____	

STATE OF FLORIDA)
) ss:
COUNTY OF INDIAN RIVER)

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____, as _____, and attested by _____, as _____, of the CITY OF VERO BEACH, FLORIDA, a municipal corporation organized under the laws of the State of Florida, on behalf of said municipal corporation, who:

are personally known to me, or

have produced _____ as identification.

Notary Public – State of Florida
Printed Name:_____
(Notary Seal) My Commission Expires:_____

AM ~~18045778.1~~18045778.2

Approved as to form and legal sufficiency:

_____

Printed Name:_____
Title:

EXHIBIT "A"

~~Five~~Four (~~5~~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 ¼) 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 ¼) South to a point 416.82 feet North of the South line of said Southwest one-quarter (SW ¼) 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 ¼) 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.

Document comparison by Workshare Compare on Friday, February 08, 2013 4:16:22 PM

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Description	#18045778v1<America> - Exhibit C 12-18-12 FPL - City of Vero Beach - Special Warranty Deed - Substation 20
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Description	#18045778v2<America> - Exhibit C FPL - City of Vero Beach - Special Warranty Deed - Substation 20 (EWP 020513)
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