

DOCUMENTARY STAMPS

DEED \$.70

NOTE \$

JEFFREY K. BARTON, CLERK
INDIAN RIVER COUNTY

IN THE RECORDS OF
JEFFREY K. BARTON
CLERK CIRCUIT COURT
INDIAN RIVER CO., FLA.

10/18/93 C.A. (ATLANTIC CO.)

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 16th day of March, 1994 by CITY OF VERO BEACH, FLORIDA, a municipal corporation existing under the laws of the State of Florida, P.O. Box 1389, Vero Beach, FL., 32961-1389, "GRANTOR," to CITY OF FT. PIERCE, a municipal corporation, for the use and benefit of the FT. PIERCE UTILITIES AUTHORITY, whose mailing address is: 206 South 6th Street, Ft. Pierce, FL., 34950, "GRANTEE."

WITNESSETH: That the said GRANTOR, for and in consideration of the sum of (\$10.00--Ten Dollars and no 100's) in hand paid by the said GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said GRANTEE forever, an undivided one-half interest in the following described lot, piece or parcel of land, situate, lying, and being in the County of Indian River, State of Florida, to-wit:

The North 25 feet of the South 145 feet of the SW 1/4 of Section 31 Township 33 South, Range 40 East, lying West of the West right-of-way of Lateral "J" Canal, less the West 40.00 feet. All lying and being in Indian River County, Florida.

Tract "B", being a part of VERO BEACH HIGHLANDS, UNIT FIVE, according to the Plat thereof as recorded in Plat Book 8, Pages 56, 56D, and 56E, of the Public Records of Indian River County, Florida.

The Purpose of this Deed is to convey to the Grantee an undivided one-half interest in property referenced in a Special Warranty Deed dated March 30, 1993 in O.R. Book 0968, at Page 1214.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of said GRANTOR, either in law or equity to said GRANTEE, to the only proper use and benefit of the said GRANTEE forever, subject only to the use limitations and conditions contained in the unrecorded Fort Pierce-Vero Beach Tie-Line Agreement dated May 5, 1992, and amendments thereto.

M. RETURN TO

Ben L. Bryan Jr.
P. O. Box 1000
Ft. Pierce FL 34954

860446

94 OCT -7 AM 9:43

OR 1036 PG 0190

10.50
.70

IN WITNESS WHEREOF, GRANTOR hereunto set GRANTOR's hand and seal the day and year first above written.

Signed, sealed, and delivered in the presence of:

CITY OF VERO BEACH, FLORIDA

Sign: Phyllis A. Neuberger
Print: Phyllis A. Neuberger
Title: City Clerk

Sign: Caroline Ginn
Print: Caroline Ginn
Title: Mayor

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this 16th day of March, 1994, before me personally appeared C. Ginn and Phyllis A. Neuberger, Mayor and City Clerk respectively of the City of Vero Beach, a municipal corporation under the laws of the State of Florida, to me well known and did not take an oath.

NOTARY PUBLIC

Sign: Tammy K. Vock
Print: Tammy K. Vock
State of Florida
My Commission No. _____
My Commission expires: _____



This instrument prepared by
City Attorney
City of Vero Beach
P.O. Box 1389
Vero Beach, FL 32961-1389

Parcel I.D. Number (36-33-39-00005-0002-000001.0)

OR 1036PG0191

1950
298-20

RECORD VERIFIED
JEFFREY K. BARTON
CLERK CIRCUIT COURT
INDIAN RIVER CO. FLA

THIS INSTRUMENT PREPARED BY:
MARCIA H. LANGLEY, ESQ.
2601 So. Bayshore Drive
Miami, Florida 33133

Record & Return to:
Suzanne Dockerty, Esq.
25 West Flagler Street
Miami, Fla. 33131
(305) 374-1212

Property Appraiser's Identity No. 00004.0 6.0

Grantee's Tax Identification No. 36-33-37-00005-0000-00001.0

31-33-40-00000-5000-

Tract B 36-33-37-00005-

59-6000445

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, Made and entered this 30th day of March 1993, by Atlantic Gulf Communities Corporation, a corporation existing under the laws of Delaware, f/k/a General Development Corporation, and having its principal place of business at 2601 South Bayshore Drive, Miami, Florida 33133-5461, hereinafter called the Grantor, to the City of Vero Beach, a body corporate and political subdivision of the State of Florida, whose address is 1053 - 2nd Place, Vero Beach, Florida 32961-1389, hereinafter called the Grantee:

(Wherever used 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 by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in Indian River County, Florida, vis:

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF (hereinafter the "Property").

This Deed is executed subject to the following:

- (a) ad valorem real estate taxes for the year of closing and subsequent years;
- (b) all laws, ordinances, and governmental regulations, including, but not limited to, all applicable building, zoning, land use and environmental ordinances and regulations;
- (c) restrictions, reservations, easements, covenants, agreements, limitations and other matters appearing of record none of which shall prohibit Grantee's proposed authorized use of the Property for right of way and/or utility purposes;

Further, Grantee shall use the Property for public and private utility purposes only and shall retain the Property in its natural state as far as is compatible with sound and efficient utility practices.

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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by and through the Grantor, and that said land is free of all encumbrances except as above set forth.

IN WITNESS WHEREOF, the Grantor has caused 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:

[Signature]
Marcia H. Langley
[Signature]
Hannah L. Wilson

Atlantic Gulf Communities Corporation
a Delaware corporation

By: *[Signature]*
John H. Fischer, Vice President

(CORPORATE SEAL)

DOCUMENTARY STAMPS
DEED \$ 298.20

NOTE #
JEFFREY K. BARTON, CLERK
INDIAN RIVER COUNTY

Signed, sealed and delivered in the presence of:

[Signature]
Suzanne Dockerty
Print Name: Suzanne Dockerty

City of Vero Beach, a body corporate and political subdivision of the State of Florida

By: *[Signature]*
Title: Mayor

Attest: *[Signature]*
Phyllis Neuberger, City Clerk

(CORPORATE SEAL)

780815

93 APR -5 PM 12:05

OR 0968 PG 1214

STATE OF FLORIDA)
COUNTY OF DADE)ss.

The foregoing instrument was acknowledged before me this 30th day of March 1993, by John H. Fischer, Vice President of Atlantic Gulf Communities Corporation, a Delaware corporation, on behalf of the corporation. She is personally known to me and did take an oath.

My commission expires:

Hannah L. Wilson
Hannah L. Wilson



STATE OF FLORIDA)
COUNTY OF)ss.

The foregoing instrument was acknowledged before me this 30th day of March 1993, by Jay Smith, Mayor, Phillips Wendover, City Clerk of the City of Vero Beach, a body corporate and political subdivision of the State of Florida. He/She is personally known to me or has produced personally known forms as identification and did (did not) take an oath.

My commission expires:

Tammy K. Vock
Notary Public
Print Name: Tammy K. Vock



DR0968PC1215

Exhibit "A"

Legal Descriptions

The North 25 feet of the South 145 feet of the SW 1/4 of Section 31, Township 33 South, Range 40 East, lying West of the West Right-of-Way of Lateral "J" canal, less the West 40.00 feet. All lying and being in Indian River County, Florida.

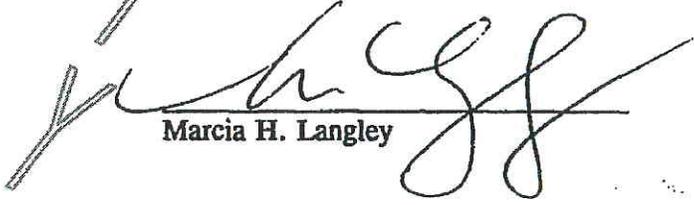
Tract "B", being a part of VERO BEACH HIGHLANDS, UNIT FIVE, according to the plat thereof as recorded in Plat Book 8, Pages 56, 56D and 56E of the Public Records of Indian River County, Florida.

CERTIFICATE OF AUTHORITY

I, the undersigned Marcia H. Langley, Vice President and Corporate Counsel of Atlantic Gulf Communities Corporation, a Delaware corporation, (the "Corporation"), do hereby certify that the following sentence is a true, correct and complete copy of said sentence from Article V, Section 5.7 of the By-Laws of the Corporation, which are contained in the minute book of the Corporation, and that said sentence has not been amended or revoked and is in full force and effect, to-wit:

"5.7 Vice-Presidents. Each Vice-President shall have the power on behalf of the Company to enter into, execute and deliver all contracts, instruments, evidences of indebtedness, conveyances or documents and to affix the corporate seal thereto. Each Vice-President shall also have such other duties and powers as the Board of Directors of the Chairman of the Board or the President shall from time to time designate."

IN WITNESS WHEREOF, I have signed this Certificate as Assistant Secretary of the Corporation, and have affixed the seal of the Corporation hereto this 30th day of March 1993.



Marcia H. Langley

[Corporate Seal]

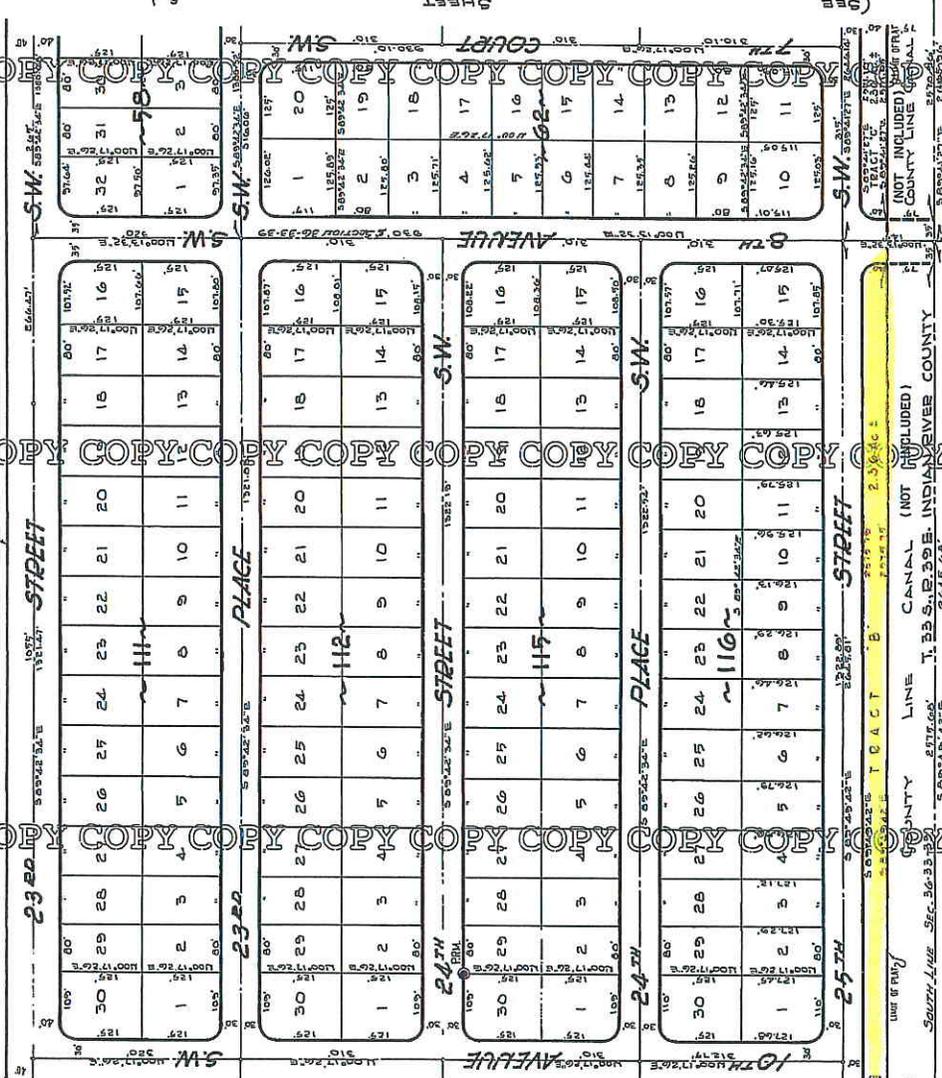
OR0968PG1217

VERO BEACH HIGHLANDS UNIT FIVE

SECTION 31, TOWNSHIP 33 SOUTH, RANGE 40 EAST
SECTION 36, TOWNSHIP 33 SOUTH, RANGE 39 EAST
INDIAN RIVER COUNTY, FLORIDA.

INDIAN RIVER FARMS COMPANY

PG. 25



Scale 1" = 100'
JAMES EDWARD CLARK
CIVIL ENGINEER
MIAMI - FLORIDA
SHEET 5 OF 6 SHEETS
146 LOTS THIS SHEET

Calc. by JTC
Checked by JTB
Drawn by JTB
Approved by C&H