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Abandonment

Property address or Location 801 Avenue 0
 Parcel ID #(s) 2403-233-0002-000-3 & 2404-144-0000-000-9
 Project description To abandon a non-improved right-of-way (N. 10th St.)

Blue Water, LLC
Property Owner(s)
312 SE 17th St, 2nd Floor
Street Address
Ft. Lauderdale FL 33316
City State Zip
(954) -767-6333
Phone Number
DSaavedra@saavlaw.com
Email Address

Amanda Martinez, Martinez Planning Associates, LLC
Applicant/Representative, Title, Company
115 Citrus Park Cir.
Street Address
Boynton Beach FL 33436
City State Zip
(954) 304-7755
Phone Number
amandaplanner@gmail.com
Email Address

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgment of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.

Damaso W. Saavedra, Esq. - attorney - for Blue Water, LLC.
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY
 The foregoing instrument was acknowledged before me this 6th day of December, 2016, by
Damaso W. Saavedra who is personally known to me or has produced
 _____ as identification.

Joanne Speake
 Signature of Notary
JOANNE SPEAKE

(seal) NOTARY PUBLIC
 MY COMMISSION # FF 042974
 EXPIRES: December 6, 2017
 Rendred Thru Budget Notary Services

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____
 Intake Planner _____
 Planner Assigned _____
 Approved By _____ Date _____
 Comments _____

Intake Date Stamp

ABANDONMENT

Submit eight (8) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- Current survey, including property size
- Current Appraisal, Sketch, Size (in sq. ft.) & Legal Description of property for proposed abandonment
- Encumbrance Title Search
- Complete, notarized application

Application Type:

- Easement Abandonment Right-of-Way Abandonment

Reason for Abandonment Request: To join the parcel with the two adjacent parcels to develop one commercial property

List any utilities visible or known to exist in the right of way/easement: None

Is the right of way in use or unopened? In Use Unopened

Application Outlook



NOTES:

- 1) Reproductions of this map are not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
- 2) Descriptions shown hereon provided by the client and/or their agent.
- 3) Underground foundations and improvements were not located as part of this survey.
- 4) Overall parcel contains 13.18 Acres, more or less.
- 5) The last date of field work was August 16, 2016.
- 6) The center line of Avenue "O" is assumed to bear S89°47'29"E and all bearings shown hereon are relative thereto.
- 7) The concrete walk along U.S. Highway 1 meanders on and off of property lines.
- 8) Said described property is located within an area having a zone designation "X" by the Federal Emergency Management Agency (F.E.M.A.), on Flood Insurance Rate Map No. 12111C0179 J, with a date of identification of February 16, 2012, for Community Number 120286, in St. Lucie County, State of Florida which is the current Flood Insurance Rate Map for the Community in which said premises is situated.
- 9) The intent of the description hereon is to less and except that part of the building encroaching on subject property.
- 10) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the party or parties.
- 11) Zoning designations shown hereon are based on information provided by city of Ft. Pierce zoning atlas, with a review date of 8/31/2016.

DESCRIPTION

PARCEL 1
That part of the North 400 feet of the South 598 feet of Government Lot 2 lying west of U.S. Highway No. 1; less the right-of-way for Avenue "O" and less the West 25 feet for North 10th Street right-of-way and less that part more particularly described as follows:

A parcel of land lying in Section 3, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Westerly right-of-way line of U.S. Highway No. 1 with the North line of Tract "A" of Melton's Riverview Subdivision, as recorded in Plat Book 9, Page 43, of the Public Records of St. Lucie County, Florida. Thence South 90°00'00" West, along said North line, a distance of 31.85 feet to the intersection of the North line of said Tract "A" with the East face of an existing metal building said point being the Point of Beginning of the following described parcel.

Thence continue South 90°00'00" West, along the North line of said Tract "A" a distance of 85.85 feet to the intersection of the North line of said Tract "A" with the North face of said metal building thence North 89°40'51" East, along the North face of said metal building, a distance of 85.85 feet to the Northeast corner of said metal building; thence South 00°16'48" East, along the East face of said metal building, a distance of 0.48 feet to the North line of said Tract "A" and the Point of Beginning.

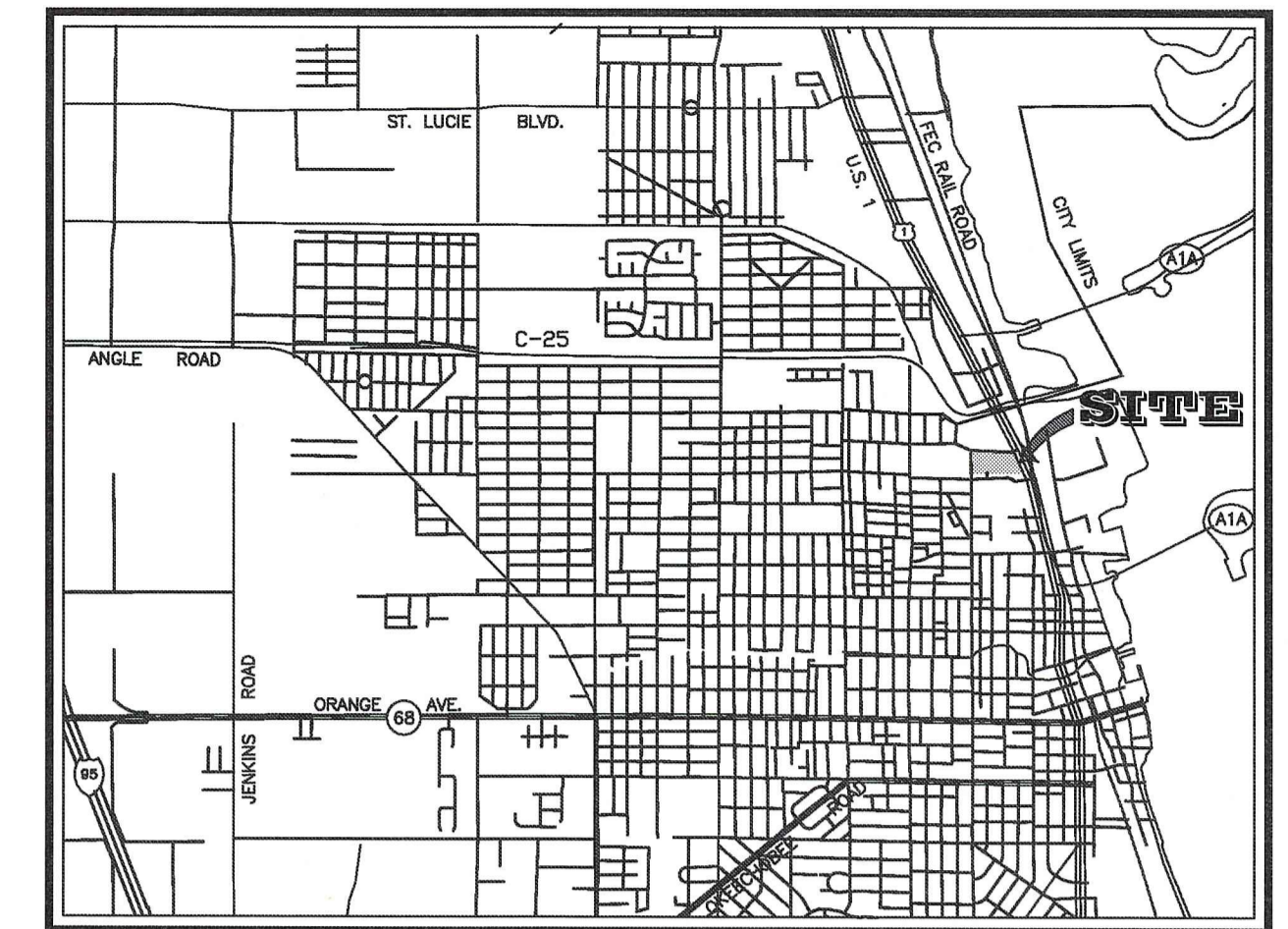
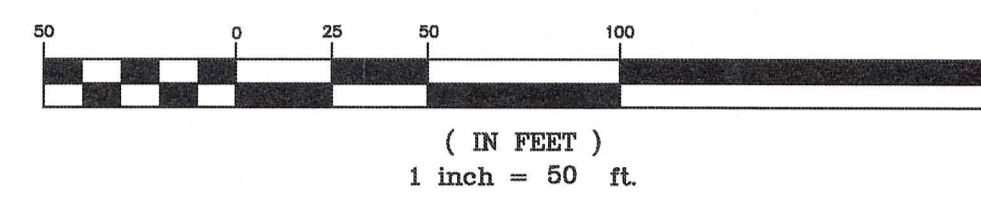
DESCRIPTION

Together with:

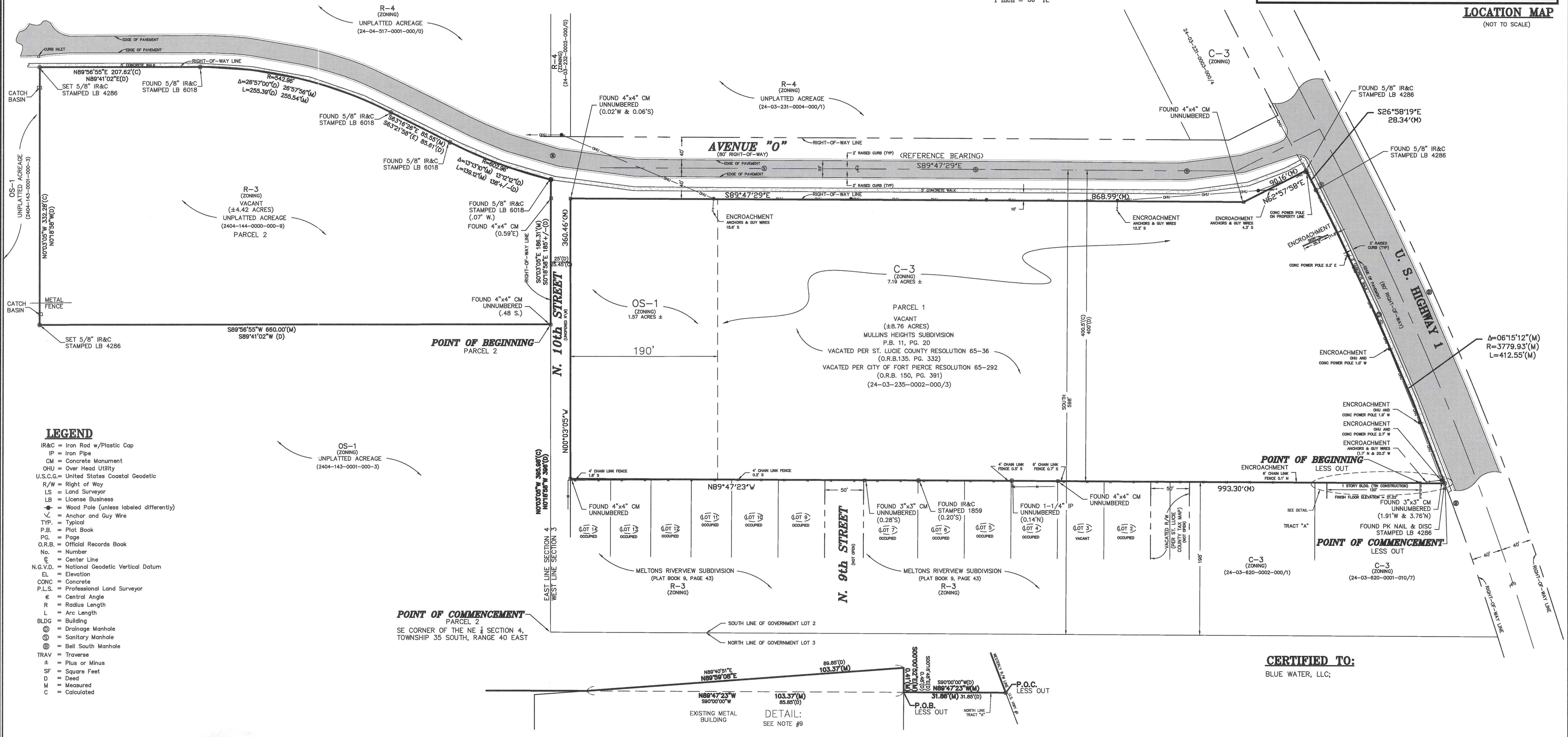
PARCEL 2
From the SE corner of the NE 1/4 of Section 4, Township 35 South, range 40 East, run North 0 deg. 18'58" west, 396 feet to the point of beginning of the lands herein described: From said point of beginning run South 89 deg.41' 02" West, 660.00 feet; thence North parallel to the East line of Section 0 deg. 18'58" West 332.28 feet more or less to the South right of way of Avenue "O"; thence North 89 deg. 41'02" East 207.62 feet to a point of curvature to right, radius 542.96 feet, central angle 26 degrees 57' arc, 255.39 feet to a point; thence run South 63 degrees 21'58" East 85.61 feet to point of curvature, curve to left, radius 602.96 feet, arc 138 feet more or less; thence South 0 degrees 18'58" East 185 feet more or less to the point of beginning.

All lying and being in Section 4, Township 35 South, Range 40 East, in St. Lucie County, Florida.

GRAPHIC SCALE



LOCATION MAP
(NOT TO SCALE)



LEGEND

- IR&C = Iron Rod w/Plastic Cap
- IP = Iron Pipe
- CM = Concrete Monument
- OHU = Over Head Utility
- U.S.C.G. = United States Coastal Geodetic
- R/W = Right of Way
- LS = Land Surveyor
- LB = License Business
- ⊙ = Wood Pole (unless labeled differently)
- ⊙ = Anchor and Guy Wire
- TYP. = Typical
- P.B. = Plat Book
- P.G. = Page
- O.R.B. = Official Records Book
- No. = Number
- ⊙ = Center Line
- N.G.V.D. = National Geodetic Vertical Datum
- EL. = Elevation
- CONC = Concrete
- P.L.S. = Professional Land Surveyor
- ⊙ = Central Angle
- R = Radius Length
- L = Arc Length
- BLDG = Building
- ⊙ = Drainage Manhole
- ⊙ = Sanitary Manhole
- ⊙ = Bell South Manhole
- TRAV = Traverse
- ± = Plus or Minus
- SF = Square Feet
- D = Dead
- M = Measured
- C = Calculated

CERTIFIED TO:
BLUE WATER, LLC;

DATE: 10/20/2016

 ROBERT N. JOHNSON, P.S.M. FLORIDA CERTIFICATE NO. 6540

COMPUTER FILE REF.	FIELD BK./PG.
03-215.dwg	9820/9-14
16-088.dwg	0136/ 12-14
	1604/ 35

CULPEPPER & TERPENING, INC
 CONSULTING ENGINEERS | LAND SURVEYORS
 2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
 PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
 STATE OF FLORIDA CERTIFICATION No. LR 4286

- REVISIONS -

BY	DATE	DESCRIPTION
BCS	8/8/00	REVISED FOR ALTA/ACSM STANDARDS AND UPDATED BOUNDARY
ER	9/19/01	ADDED ADDITIONAL TOPO
GLL	10/01/03	UP-DATE SURVEY REVISED CERTIFICATIONS
RNJ	8/16/16	UP-DATE SURVEY ADD PARCEL 2
RNJ	8/25/16	ADDED ZONING INFORMATION
RNJ	8/30/16	REVISED GRAPHICS AND ANNOTATION

BY	DATE	DESCRIPTION
ER	6/9/98	FIELD
RCL	6/11/98	CALCS.
BCS	6/12/98	DRAWN
RCL	6/12/98	DETAILED
RCL	6/12/98	CHECKED
		APPROVED

BOUNDARY SURVEY
 PREPARED FOR
BLUE WATER, LLC

DATE: 8/16/16
 HORIZ. SCALE: 1"=50'
 VERT. SCALE: N/A
 JOB No. 16-088
 SHEET 1 of 1

P:\Proj-2016\16-088 Blue Water LLC\Survey\16-088.dwg, 10/20/2016 2:32:17 PM

LEGAL DESCRIPTION
THIS IS NOT A SURVEY

A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 14 OF MELTONS RIVERVIEW SUBDIVISION AS RECORDED IN PLAT BOOK 9 AT PAGE 43, PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA AND RUNNING THENCE NORTH 89°47'23" WEST ALONG A WESTERLY EXTENSION OF THE NORTH LINE OF SAID PLAT A DISTANCE OF 25.45' TO A POINT ON THE WEST LINE OF SECTION 3, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE NORTH 00°03'05" WEST ALONG SAID SECTION LINE A DISTANCE OF 198.43' TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1882 AT PAGE 478, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°03'05" WEST ALONG THE EASTERLY BOUNDS OF SAID CONVEYANCE, BEING ALSO THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 186.31 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF AVENUE "O"; THENCE EASTERLY ALONG A CURVE TO THE LEFT OF RADIUS 602.96', CENTRAL ANGLE 02°28'39", AN ARC LENGTH OF 26.07' TO A POINT LOCATED SOUTH 77°32'36" EAST (CHORD BEARING) A CHORD DISTANCE OF 18.75' TO THE NORTHWEST DESCRIBED POINT; THENCE SOUTH 00°03'05" EAST A DISTANCE OF 18.75' TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1848 AT PAGE 2087, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°03'05" EAST ALONG THE WESTERLY BOUNDS OF THE CONVEYANCE LAST ABOVE MENTIONED A DISTANCE OF 360.46' TO THE POINT OF BEGINNING.

CONTAINING 0.223 ACRE OF LAND, MORE OR LESS.



ROBERT N. JOHNSON

Professional Surveyor & Mapper
Florida Certificate No. 65440

DATE

12/17/2016

Sheet 1 of 2

DESCRIPTION
OF
NORTH 10th STREET
FOR BLUE WATER LLC

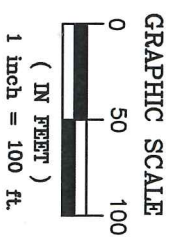
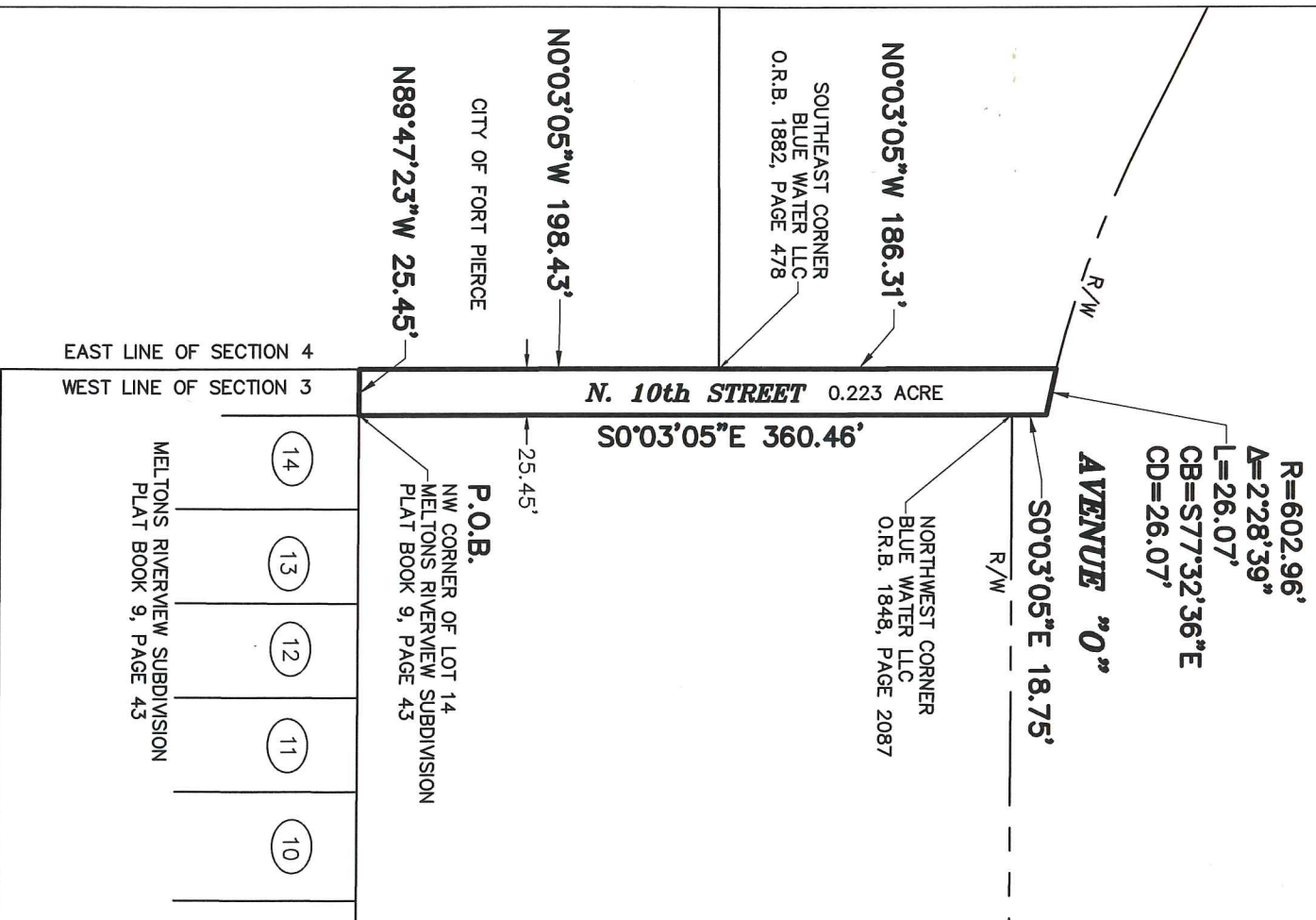
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Date: 12-06-2016
Tech: BKH



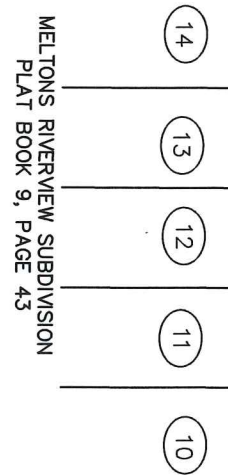
CULPEPPER & TERPENING, INC

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STATE OF FLORIDA CERTIFICATION No. 11-436

**SKETCH TO ACCOMPANY
LEGAL DESCRIPTION
THIS IS NOT A SURVEY**



- LEGEND:**
- CB = CHORD BEARING
 - CD = CHORD DISTANCE
 - Δ = DELTA ANGLE
 - L = ARC LENGTH
 - O.R.B. = OFFICIAL RECORDS BOOK
 - P.O.B. = POINT OF BEGINNING
 - R = RADIUS
 - R/W = RIGHT-OF-WAY



**SKETCH
OF
NORTH 10th STREET
FOR BLUE WATER LLC**

File: 16-088.001
Date: 12-06-2016
Tech: BKH



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PHONE: 772-220-3576 • FAX: 772-464-4997 • www.c&t-eng.com
STATE OF FLORIDA CERTIFICATION No. LB-528

AN APPRAISAL OF
**THE NORTH 10TH STREET
RIGHT-OF-WAY ABANDONMENT LOCATED
BETWEEN AVENUE O AND AVENUE M
AND WEST OF U.S. HIGHWAY 1
IN FORT PIERCE, FLORIDA**

FILE #16-75497

PREPARED FOR
MS. CASEY B. MCCORMACK, ESQ.
SAAVEDRA GOODWIN

AS OF
DECEMBER 19, 2016

BY
STEPHEN G. NEILL, MAI
CALLAWAY & PRICE, INC.



Callaway & Price, Inc.

Real Estate Appraisers And Consultants
www.callawayandprice.com
Licensed Real Estate Brokers

Please respond to Treasure Coast Office
E-Mail: s.neill@callawayandprice.com

SOUTH FLORIDA

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TREASURE COAST

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Suite 1
Fort Pierce, FL 34947
Phone (772) 464-8607
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Stuart
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Fax (772) 461-0809

Stephen G. Neill, Jr., MAI
Cert Gen RZ2480
s.neill@callawayandprice.com

SPACE COAST

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Suite 1
Melbourne, FL 32901
Phone (321) 726-0970
Fax (321) 726-0384

Curtis L. Phillips, MAI
Cert Gen RZ2085
clp@cpmel.com

CENTRAL FLORIDA

2816 E. Robinson Street
Orlando, FL 32803
Phone (321) 726-0970
Fax (321) 726-0384

Curtis L. Phillips, MAI
Cert Gen RZ2085
clp@cpmel.com

December 22, 2016

Ms. Casey B. McCormack, Esq.
Saavedra Goodwin
312 SE 17th Street, 2nd Floor
Fort Lauderdale, FL 33316

Dear Ms. McCormack:

We have made an investigation and analysis of potential abandonment of the North 10th Street Right of Way located between Avenue O and Avenue M and west of U.S. Highway 1 as if extended from Avenue O in a southward direction in Fort Pierce, Florida. The Subject Property will be further described both narratively and legally within the following Appraisal Report. The purpose of this investigation and analysis was to provide our opinion of the current Market Value of the Fee Simple Interest of the Subject Property as of December 19, 2016. The Subject Property is considered to be the road right-of-way for North 10th Street totaling 9,714 square feet located south of Avenue O. Given the property type associated with the Subject Property, we have incorporated the across the fence methodology for valuing the Subject Property.

This report has been prepared for our client, Casey B. McCormack, Esq. of Saavedra Goodwin. The intended use was to assist the client in evaluation for possible roadway abandonment. The scope of work performed is specific to the needs of the intended user and the intended use. No other use is intended, and the scope of work may not be appropriate for other uses.

The scope of work performed included a complete analysis of the Subject Property with no omitted approaches to value. A detailed scope of work description can be found in the body of this report.

Casey B. McCormack, Esq.
Saavedra Goodwin
December 22, 2016
Page 2

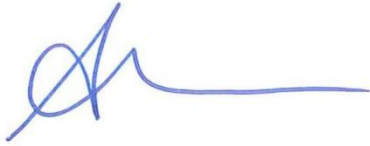
Based upon the scope of the assignment, our investigation and analysis of the information contained within this report, as well as our general knowledge of real estate valuation procedures and market conditions, it is our opinion that the Market Value of the Fee Simple of the Subject Property as of December 19, 2016 was:

\$4,250

A description of the property appraised, together with an explanation of the valuation procedures utilized, is contained in the body of the attached report. For your convenience, an Executive Summary follows this letter. Your attention is directed to the Limiting Conditions and underlying assumptions upon which the value conclusions are contingent.

Respectfully submitted,

CALLAWAY & PRICE, INC.

A handwritten signature in blue ink, appearing to read "S. Neill", with a long horizontal flourish extending to the right.

Stephen G. Neill, MAI
Cert Gen RZ2480

A handwritten signature in blue ink, reading "Anthony D. Vercillo", written in a cursive style.

Anthony D. Vercillo
Cert Gen RZ2956

SGN/ADV/clw:16-75497
Attachments



Executive Summary

PROPERTY TYPE	:	Road Right-of-Way
LOCATION	:	The Subject Property is located between Avenue O and Avenue M and west of U.S. Highway 1 in Fort Pierce, Florida.
DATE OF VALUATION	:	December 19, 2016
EFFECTIVE DATE OF REPORT	:	December 22, 2016
PROPERTY DESCRIPTION:		
LAND	:	The Subject Property contains 9,714 square feet or 0.223 acres.
BUILDING	:	None
ZONING	:	Surrounding properties to the west are R3, Single-Family Moderate Density and OS-1, Open Space, per the City of Fort Pierce. The adjacent property to the east is OS-1, Open Space. For the purposes of this appraisal report we have made the extraordinary assumption that site is zoned R3, Single-Family Moderate Density.
LAND USE PLAN	:	Surrounding properties to the west are RL, Residential Low Density and COS, Conservation Open Space, per the City of Fort Pierce. The adjacent property to the east is COS, Conservation Open Space. For the purposes of this appraisal report we have made the extraordinary assumption that site is zoned R3, Single-Family Moderate Density with a Future Land Use Designation of RL.
HIGHEST AND BEST USE		
AS IF VACANT	:	Future residential development in conjunction with neighboring properties
THE MARKET VALUE OF THE FEE SIMPLE ESTATE OF THE SUBJECT PROPERTY AS OF DECEMBER 19, 2016	:	\$4,250



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Engagement Letter	
Qualifications:	
Stephen G. Neill, MAI	
Anthony D. Vercillo	



CERTIFICATION

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest with respect to the parties involved.
4. We have not performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. The analyses, opinions, and conclusion were developed, and this report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP).
9. Stephen G. Neill, MAI and Anthony D. Vercillo have made a personal inspection of the property that is the subject of this report.
10. No one provided significant real property appraisal assistance to the persons signing this certification.
11. The use of this report is subject to the requirements of the State of Florida relating to review by the Florida Real Estate Appraisal Board.
12. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.



Certification

13. The reported analyses, opinions and conclusions were developed, and this report was prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
14. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
15. As of the date of this report, Stephen G. Neill, MAI has completed the continuing education program for Designated Members of the Appraisal Institute.

Stephen G. Neill, MAI
Cert Gen RZ2480

Anthony D. Vercillo
Cert Gen RZ2956

SGN/ADV/clw:16-75497



LIMITING CONDITIONS

1. Unless otherwise stated, the value appearing in this appraisal represents the opinion of the Market Value or the Value Defined AS OF THE DATE SPECIFIED. Market Value of real estate is affected by national and local economic conditions and consequently will vary with future changes in such conditions.
2. The value estimated in this appraisal report is gross, without consideration given to any encumbrance, restriction or question of title, unless specifically defined.
3. This appraisal report covers only the property described and any values or rates utilized are not to be construed as applicable to any other property, however similar the properties might be.
4. It is assumed that the title to the premises is good; that the legal description is correct; that the improvements are entirely and correctly located on the property described and that there are no encroachments on this property, but no investigation or survey has been made.
5. This appraisal expresses our opinion, and employment to make this appraisal was in no way contingent upon the reporting of predetermined value or conclusion.
6. No responsibility is assumed for matters legal in nature, nor is any opinion of title rendered. In the performance of our investigation and analysis leading to the conclusions reached herein, the statements of others were relied on. No liability is assumed for the correctness of these statements.
7. Neither all nor any part of the contents of this report (especially any conclusions, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute or any of its designations) shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other public means of communication without our prior written consent and approval.
8. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. The appraiser assumes no responsibility for such conditions or the engineering which might be required to discover these factors.
9. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation stachybotrys chartarum (mold), asbestos, polychlorinated biphenyls, petroleum leakage, "Chinese drywall", or agricultural chemicals, which may or may not be present on the property, or



other environmental conditions, was not called to the attention of, nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test for such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the value estimated is predicated on the assumption that there is no such proximity thereto that would cause a loss in value. We are unaware of very wet conditions that may have existed for days or weeks which are required to grow mold. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them.

10. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. The appraisers have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since the appraisers have no direct evidence relating to this issue, possible noncompliance with the requirements of ADA in estimating the value of the property has not been considered.
11. Our opinion of value was based on the assumption of competent marketing and management regarding the Subject Property. If there is no competent marketing and management, then the value contained herein may not apply.
12. We have utilized the "Across the Fence Value" methodology in appraising the Subject Property.

"A land valuation method often used in the appraisal of corridors. The across the fence method is used to develop a value opinion based on comparison to abutting land."

The Subject Property has two different surrounding zoning designations of R3, Residential Single-Family Moderate Density and OS-1, Open Space. Generally, sites with the OS-1 designation are used for county parks, recreational, uses and other basic open spaces that are sometimes left as such and not developed. These sites do not sell on the open real estate market nor are they transferred under normal market conditions. In applying the across the fence value method in order to provide an opinion of market value on the Subject Property we have made the extraordinary assumption that the site would most likely be valued on the basis on the R3, Residential zoning designation as is noted on the site immediately adjacent and to the



Limiting Conditions

west of the Subject. This was verified with our client as well as the City of Fort Pierce. Our search relied on the sales of vacant residential land tracts in the market area that would be considered most similar to the surrounding properties near the Subject and based on this extraordinary assumption.



Definition of the Appraisal Problem



STREET SCENE IN FRONT OF SUBJECT PROPERTY



VIEW OF SUBJECT PROPERTY LOOKING SOUTH



Definition of the Appraisal Problem



VIEW OF PROPOSED RIGHT OF WAY LOOKING NORTH



AERIAL PHOTO



Definition of the Appraisal Problem

DEFINITION OF THE APPRAISAL PROBLEM

Purpose, Date of Value, and Interest Appraised

The purpose of this investigation and analysis was to provide our opinion of the Market Value of the Fee Simple Interest of the Subject Property as of December 19, 2016.

Intended Use and User of Appraisal

This report has been prepared for our client, Ms. Casey B. McCormack Esq. of Saavedra Goodwin. The intended use was to assist the client in evaluation for possible roadway abandonment purposes. The scope of work performed is specific to the needs of the intended user and the intended use. No other use is intended, and the scope of work may not be appropriate for other uses.

Legal Description

A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF LOT 14 OF MELTONS RIVERVIEW SUBDIVISION AS RECORDED IN PLAT BOOK 9 AT PAGE 43, PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA AND RUNNING THENCE NORTH 89°47'23" WEST ALONG A WESTERLY EXTENSION OF THE NORTH LINE OF SAID PLAT A DISTANCE OF 25.45' TO A POINT ON THE WEST LINE OF SECTION 3, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE NORTH 00°03'05" WEST ALONG SAID SECTION LINE A DISTANCE OF 198.43' TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1882 AT PAGE 478, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°03'05" WEST ALONG THE EASTERLY BOUNDS OF SAID CONVEYANCE, BEING ALSO THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 186.31 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF AVENUE "O"; THENCE EASTERLY ALONG A CURVE TO THE LEFT OF RADIUS 602.96', CENTRAL ANGLE 02°28'39", AN ARC LENGTH OF 26.07' TO A POINT LOCATED SOUTH 77°32'36" EAST (CHORD BEARING) A CHORD DISTANCE OF 26.07' FROM THE PREVIOUSLY DESCRIBED POINT; THENCE SOUTH 00°03'05" EAST A DISTANCE OF 18.75' TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1848 AT PAGE 2087, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°03'05" EAST ALONG THE WESTERLY BOUNDS OF THE CONVEYANCE LAST ABOVE MENTIONED A DISTANCE OF 360.48' TO THE POINT OF BEGINNING.

CONTAINING 0.223 ACRE OF LAND, MORE OR LESS.

Market Value

"As defined in the Agencies' appraisal regulations, the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- a. Buyer and seller are typically motivated;
- b. Both parties are well informed or well advised, and acting in what they consider their own best interests;



Definition of the Appraisal Problem

- c. A reasonable time is allowed for exposure in the open market;
- d. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- e. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

Source: The Interagency Appraisal and Evaluation Guidelines, Federal Register, Volume 75, No. 237, December 10, 2010, Pgs. 61-62.

Hypothetical Conditions or Extraordinary Assumptions

We have made the extraordinary assumption that the Subject Property could be zoned R3, Single Family Moderate Density. The valuation conclusion within this report is based on this extraordinary assumption. The property to the west and bordering the north half of the Subject Property is zoned R3. The property to the west and bordering the south half of the Subject Property is zoned OS-1, Open Space. The property to the east is also zoned OS-1. The across the fence value method is being used to value the Subject Property. The across the fence method is used to develop a value opinion based on the comparison to abutting land.

In the case of the Subject Property, the extraordinary assumption made for valuation purposes is that the site could be zoned R3, Single-Family Moderate Density, which is the most likely zoning for comparative analysis.

Marketing Time

The Dictionary of Real Estate Appraisal, Sixth Edition 2015, by the Appraisal Institute, defines Marketing Time on page 140 as follows:

"An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal."

"Advisory Opinion 7 of the Appraisal Standards Board of The Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions" address the determination of reasonable exposure and marketing time."

As in most markets, properties that are priced competitively and marketed professionally will sell before others which are not. Based on this, the Subject should have a marketing time of less than 12 months, provided adequate financing is available, the property is listed for sale at market value and is marketed by a competent brokerage firm.



Definition of the Appraisal Problem

Exposure Time

The Dictionary of Real Estate Appraisal, Sixth Edition 2015, by the Appraisal Institute, defines Exposure Time on page 83 as follows:

1. "The time a property remains on the market."
2. "The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market."

There is a requirement under Standard Two to report exposure time according to the latest USPAP publication. "Exposure Time" is different for various types of property under different market conditions.

We have reviewed the exposure time on the sales contained in the Sales Comparison Approach in this appraisal. Based on that data and the current market, it is our opinion that the Subject Property would have had an exposure time of approximately 12 months or less.

Across the Fence Method

The Dictionary of Real Estate Appraisal, Sixth Edition 2015, by the Appraisal Institute, defines Across the Fence Method on page 3 as follows:

"A land valuation method often used in the appraisal of corridors. The across the fence method is used to develop a value opinion based on comparison to abutting land."

Across the Fence Value

The Dictionary of Real Estate Appraisal, Sixth Edition 2015, by the Appraisal Institute, defines Across the Fence Value on page 3 as follows:

"In the valuation of real estate corridors, the value concluded based on a comparison with adjacent lands before the consideration of any other adjustment factors."



SCOPE OF WORK

According to the 14th Edition of The Appraisal of Real Estate, page 38, "Scope of work encompasses all aspects of the valuation process, including which approaches to value will be used; how much data is to be gathered, from what sources, from which geographic area, and over what time period; the extent of the data verification process; and the extent of property inspection, if any.

The scope of work decision is appropriate when it allows the appraiser to arrive at credible assignment results and is consistent with the expectations of similar clients and the work that would be performed by the appraiser's peers in a similar situation."

The first step in the appraisal process involved defining the appraisal problem which included the purpose and date of value, determining the interest being appraised, intended use and user of the appraisal, and identifying the real estate (legal description). This step also determined if the appraisal were subject to any extraordinary assumptions or hypothetical conditions. In this case of the Subject Property, there were none.

The next step involved the inspection of the Subject Property on December 19, 2016 by Stephen G. Neill, MAI and Anthony D. Vercillo. The inspection allowed us to understand the physical components of the Subject Property. In addition to the inspection of the Subject Property, we also began the data collection process and, subsequently, an analysis of the factors that affect the market value of the Subject Property, including a market area analysis, neighborhood analysis, and property data analysis. We gathered and reviewed information from the St. Lucie County Property Appraiser's Office and the City of Fort Pierce Planning Department.

The third step in the process was to determine the Highest and Best Use of the Subject Property as vacant and as improved. Through the Highest and Best Use analysis, we determined the issues that have an effect on the final opinion of value. To determine the Highest and Best Use, we relied on information obtained from the data collection process.

The fourth step was the application of the appropriate approaches to value. *No approaches were specifically omitted from this appraisal by the client.* However, for this assignment the Sales Comparison Approach was used to value raw land.

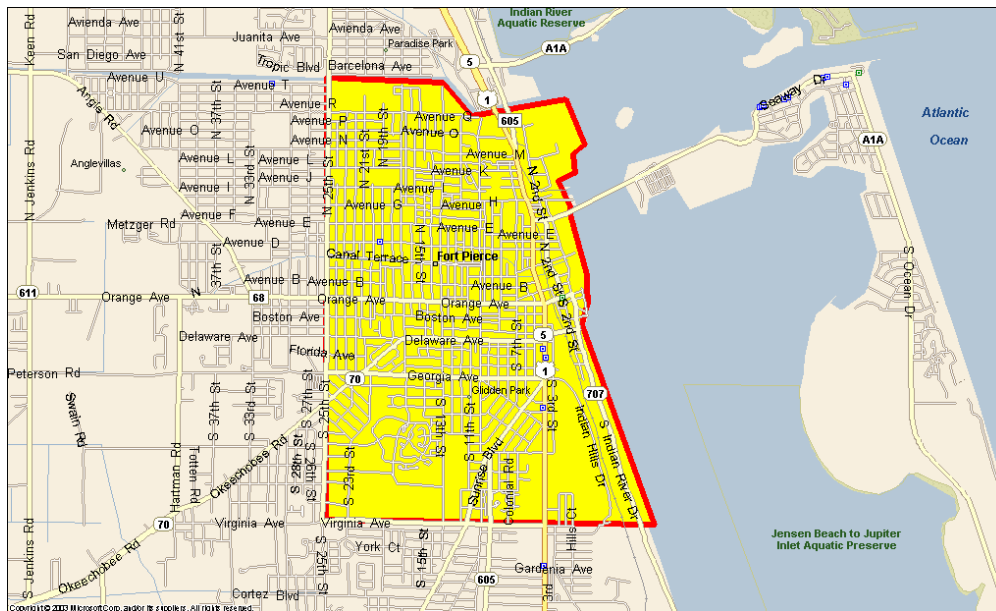
Since only one approach was used, no reconciliation of value was necessary.



NEIGHBORHOOD ANALYSIS

The relationship of the Subject Property with surrounding properties forms the basis of neighborhood analysis. The Appraisal of Real Estate, 14th Edition on page 165 states: "The boundaries of market areas, neighborhoods, and districts identify the areas that influence a subject property's value. These boundaries may coincide with observable changes in land use or demographic characteristics. Physical features such as structure types, street patterns, terrain, vegetation, and lot sizes help to identify land use districts. Transportation arteries (highways, major streets, and railroads), bodies of water (rivers, lakes, and streams), and changing elevation (hills, mountains, cliffs, and valleys) can also be significant boundaries."

Neighborhood Map



In the case of this appraisal assignment, neighborhood boundaries are identified by physical boundaries and surrounding land uses. The neighborhood boundaries are considered to be as follows:

- North - Taylor Creek
- South - Virginia Avenue
- East - Indian River
- West - 25th Street

The above neighborhood coincides with area delineated in the Redevelopment and Revitalization Plan for the City of Fort Pierce. The neighborhood contains office, retail and service businesses that support the business and government district. Like many older downtown areas, Fort Pierce had become stagnant with no new growth occurring due to the lack of vacant land. Most of the buildings were constructed in the 1930s, 1940s, and 1950s. As a result, the downtown area was



Neighborhood Analysis

in a downward period of decay. However, such neighborhoods are noted to experience stages of a life cycle. A typical neighborhood usually goes through four distinct periods in its life: growth, equilibrium (stability), decline, and revitalization. Over the past 15 years, downtown Fort Pierce has been actively involved in a period of revitalization.

In addition to the major thoroughfares, many of the streets meeting the downtown area have been modified. Some of the modifications have been adding brick pavers and landscaping the center medians. This has created a more favorable appearance to the downtown district.

Access

Access to downtown Fort Pierce is provided by numerous east/west streets that intersect with U.S. Highway 1, the major north/south roadway providing access into the Subject neighborhood. Other north/south streets providing access within the Subject neighborhood include South 2nd Street and Indian River Drive. Both are paved two lane roadways. Orange Avenue, Virginia Avenue and the Citrus Avenue Overpass are the major east/west arterials within the Subject neighborhood. Orange Avenue, also known as State Road 68, is a two-lane and four-lane paved road which interchanges with Interstate 95 (I-95) approximately four miles west of U.S. Highway 1. Orange Avenue ultimately leads to U.S. Highway 441 in Okeechobee County. Virginia Avenue, also known as State Road 70, is a four-lane paved road which interchanges with I-95 and Florida's Turnpike approximately four miles west of U.S. Highway 1. Virginia Avenue merges with State Road 70, and ultimately leads to Okeechobee County and continues across the state. Citrus Avenue is a four-lane paved roadway, which runs from Indian River Drive west to North 13th Street.

Conclusion

The Subject neighborhood is considered to be part of the Redevelopment and Revitalization Plan for the City of Fort Pierce. Much of the downtown area to the east of U.S. Highway 1 has been completed. Downtown areas on the west side of U.S. Highway 1 have also undergone revitalization. The U.S. Highway 1 corridor has also been through the process of renovations. Due to the previous market conditions, the property values saw a decline; however, values today are seeing a stabilization with a slight increase in value with less marketing times. Therefore, in our opinion, property values within the Subject neighborhood will increase as the entire city continues to grow and as demand increases.

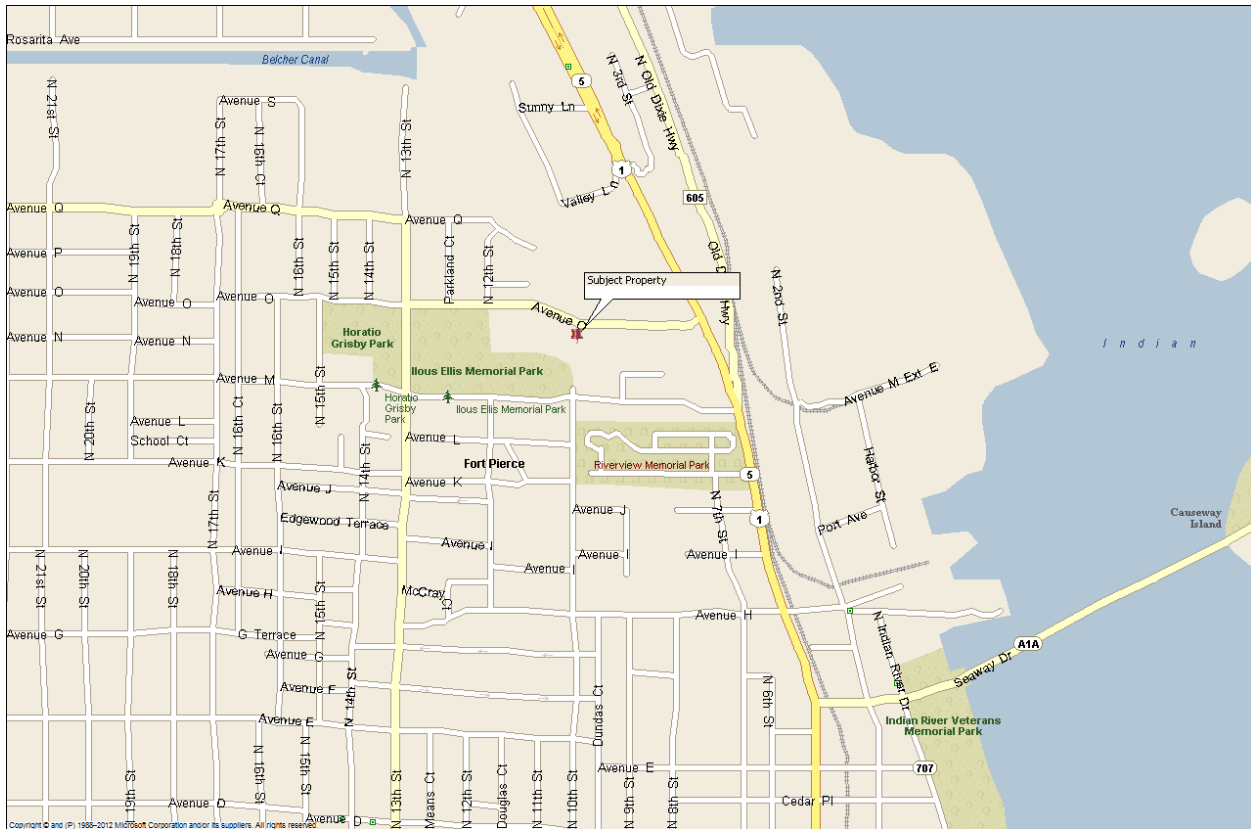


PROPERTY DATA

Location

The Subject Property is located along the North 10th Street Right-of-Way south of Avenue O and North of Avenue M in Fort Pierce, Florida. The Subject is also located less than 1/4 mile west of U.S. Highway 1. A location map is located below for the reader's convenience.

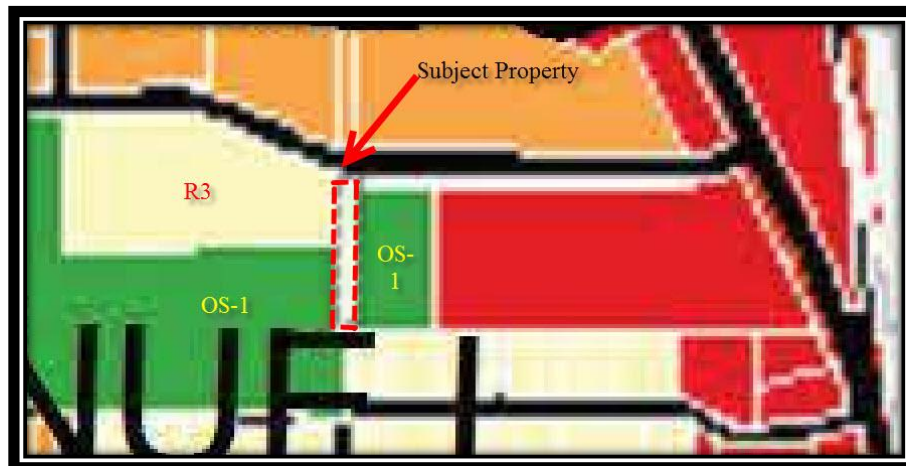
Location Map





Zoning

The surrounding parcels to the west are zoned R3, Single-Family Moderate Density and OS-1, Open Space. The parcel immediately abutting the Subject Property to the east is OS-1, Open Space and C-3, Commercial General. The map below better depicts the surrounding zoning designations.



A closer look at the immediate boundaries of the Subject Property noted that the northwestern border abuts the R3 zoning designation, while the southwestern border abuts the OS-1 zoning designation. The entire eastern border abuts the OS-1 zoning designation. As discussed earlier in the report we are using the Across the Fence Value method. We have made the extraordinary assumption that the Subject Property could be zoned R3, Single-Family Moderate Density and we have based our sales search as such. The description of this zoning is shown below.

The site is zoned R-3, Single-Family Moderate Density, by the City of Fort Pierce. The purpose of this district is to provide for areas of single-family dwellings with an average net density approximately six (6) units per acre or less. Innovative residential developments, however, may have higher densities. Duplexes and certain nonresidential uses are allowed when appropriate conditions and safeguards are fulfilled. This classification can be effectively applied to areas serving as a transition between lower density single-family zones and residential districts with medium or high densities. Public water and sewer service should be available.

The following uses and their accessory uses are permitted in an R-3 Zone:

- Single-family dwellings, except mobile homes
- Home occupations
- Temporary uses



Lot Size and Dimensional Requirements

Single-Family Development:

Lot size requirements for detached single-family dwelling units shall be in accordance with the lot size requirements for the R-3 District as shown below:

MAXIMUM GROSS DENSITY (Du/Ac)	MINIMUM LOT SIZE (Sq Ft)	MINIMUM LOT WIDTH (Ft)	MINIMUM LOT DEPTH (Ft)	MINIMUM YARD (Ft)				MAXIMUM HEIGHT (Ft)	MAXIMUM LOT COVERAGE BY BLDGS
				FRONT	REAR	SIDE	SIDE @ CORNER		
6	7,200	65	100	25	15	7	15	28 / 35*	35%

*Conditional uses

Multifamily Development:

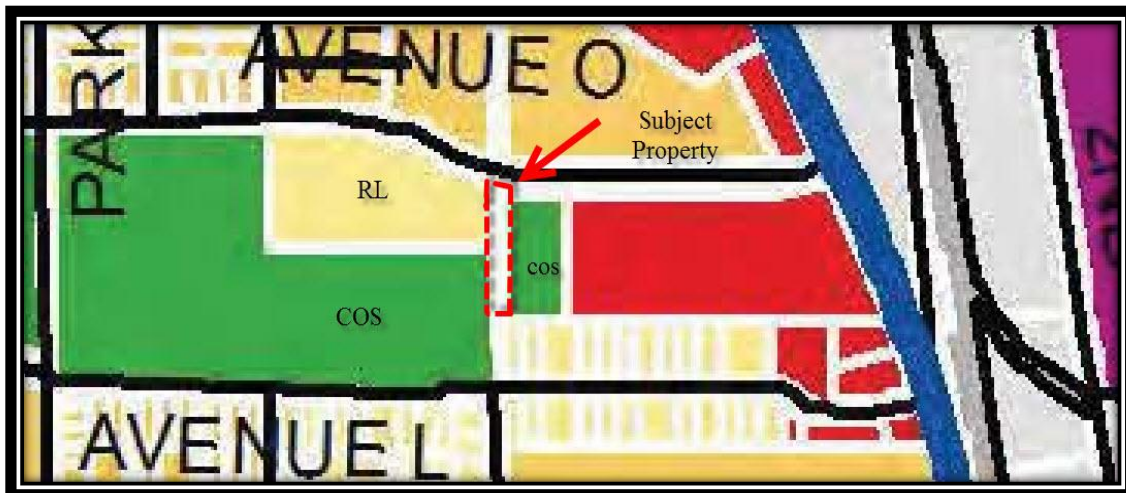
Lot size requirements for duplexes shall be in accordance with the lot size requirements for the R-3 District as shown below:

MAXIMUM GROSS DENSITY (Du/Ac)	MINIMUM LOT SIZE (Sq Ft)	MINIMUM LOT WIDTH (Ft)	MINIMUM LOT DEPTH (Ft)	MINIMUM YARD (Ft)				MAXIMUM HEIGHT (Ft)	MAXIMUM LOT COVERAGE BY BLDGS
				FRONT	REAR	SIDE	SIDE @ CORNER		
6	12,000	75	120	25	15	7	15	28 / 35*	35%

*Conditional uses

Land Use

The surrounding properties have a land-use classification of RL, Low Density Residential, and COS, Conservation/Open Space by the City of Fort Pierce. This land-use classification conforms to the zoning classification. See the map below that depicts the existing future land use designation as they surround the Subject Property.





Property Data

A closer look at the immediate boundaries of the Subject Property noted that the northwestern border abuts the RL, Low Density Residential future land use designation, while the southwestern border abuts the COS, Conservation/open Space designation. The entire eastern border abuts the COS designation. As discussed earlier in the report we are using the Across the Fence Value method. We have made the extraordinary assumption that the Subject Property would have a RL, Low Density Residential which would conform to the R3 zoning designation.

Concurrency

In 1985, the Florida Legislature enacted the Local Government Comprehensive Planning and Land Development Regional Act (Chapter 163, Part II, Florida Statutes), commonly referred to as "The Growth Management Act".

In 2011, the state legislature rescinded this law, and now each county can address almost all of these factors as they wish. Sanitary sewer, solid waste, drainage, and potable water are the only public facilities and services subject to the concurrency requirement on a statewide basis. If concurrency is applied to other public facilities, the local government comprehensive plan must provide the principles, guidelines, standards, and strategies, including adopted levels of service, to guide its application. In order for a local government to rescind any optional concurrency provisions, a comprehensive plan amendment is required. An amendment rescinding optional concurrency issues is not subject to state review. To the best of our knowledge, we are not aware of any concurrency issues with the Subject Property.

Utilities

Currently the public water, sewer and electricity are available to the Subject Property by the Fort Pierce Utilities Authority. AT&T provides telephone service.

Topography

The Subject Property appears to be at road grade.

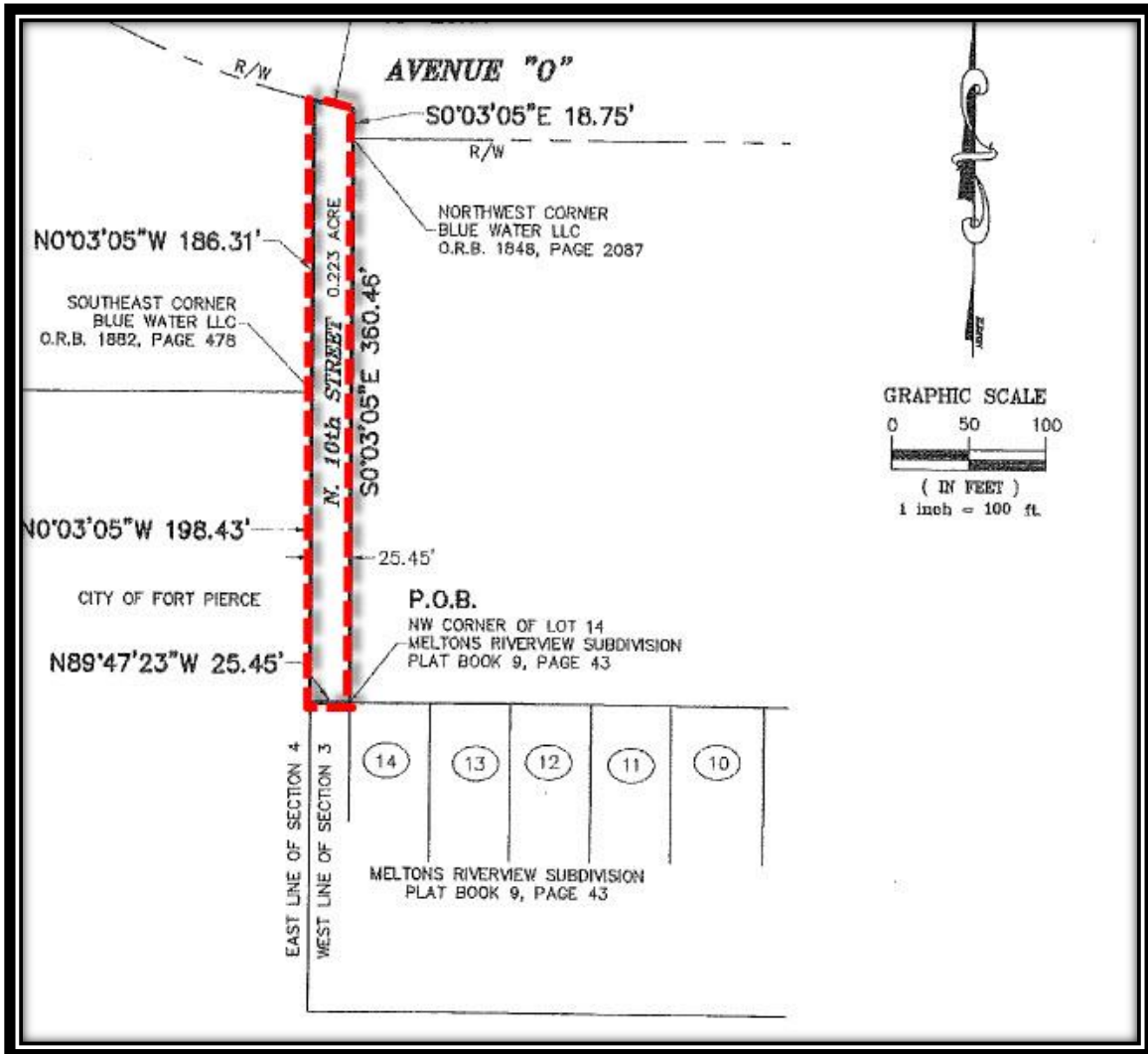
Census Tract

The Subject Property lies within Census Tract 3801.00.



Site Size, Shape and Access

The Subject Property is rectangular in shape and contains a total of 0.223 acres or 9,714 square feet. Located below is a survey of the Subject Property.



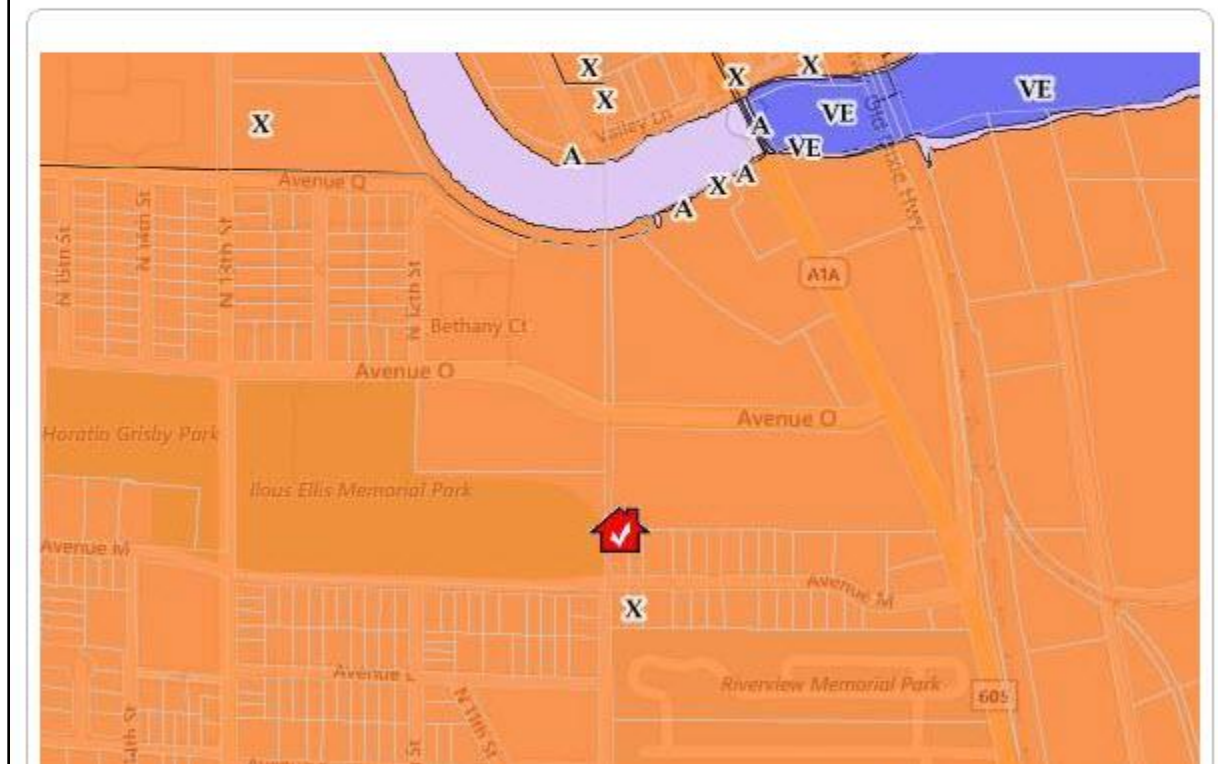


Flood Hazard Zone

Flood Zone Code	Flood Zone Panel	Panel Date
X	120286 - 12111C0179J	02/16/2012
Special Flood Hazard Area (SFHA)	Within 250 ft. of multiple flood zones?	Community Name
Out	No	FORT PIERCE

Flood Zone Description:

Zone X-An area that is determined to be outside the 100- and 500-year floodplains.



Assessed Value and Taxes

No taxes apply to the Subject Property as it is a city-owned Right-of-Way.

Property History

The Subject Property is currently under the ownership of the City of Fort Pierce. The Subject is the unfinished road associated with North 10th Street.



HIGHEST AND BEST USE

The Dictionary of Real Estate Appraisal, Fifth Edition 2010, by the Appraisal Institute defines Highest and Best Use on page 93 as follows:

"The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity."

To estimate the Highest and Best Use of the Subject, we have considered those uses which are legally permissible, physically possible, financially feasible, and maximally productive. Consideration was given to individual features of the land such as size, shape, location, access to roadways, and the availability of utilities. Consideration was also given to the surrounding land uses and the demand for property in the current real estate market.

Conclusion

It is our opinion that the Highest and Best Use of the Subject Property is for future residential development in conjunction with neighboring parcels. The reasons for this conclusion are as follows:

1. The surrounding properties are zoned R3, Single-Family Moderate Density and OS-1, Open Space with a RL, Low Density Residential and COS, Conservation/Open Space Future Land-Use Classification. As mentioned earlier in the report, we have made the extraordinary assumption based on these surrounding zoning and land use designations that Subject Property would most likely be zoned R3, Single-Family Moderate Density with an underlying land use designation of RL, Low Density Residential. Both of these classifications allow for residential development up to 6 units per gross acre.
2. The Subject Property contains 9,714 square feet or 0.223 acres of land area and is mostly rectangular in shape. The site size and shape does not allow for any development as a standalone parcel. The Subject Property along with surrounding properties would have development schemes including single-family or multi-family residential development.
3. From all indications residential developments are financially feasible. While more recent market conditions have indicated a large lack of demand for residential properties, the likely zoning based on surrounding uses would only allow for residential development when demand re-emerges. While current demand does not warrant any development at this time, it is important to the future potential of the Subject Property along with surrounding properties.



Highest and Best Use

4. Based on the "Across the Fence Value Method" being used in this report in conjunction with the extraordinary assumption that the Subject Property would be zoned R3, Single-Family Moderate Density, it is our opinion that the maximally productive use of the Subject Property would be for future residential development as demand warrants.



LAND VALUE ANALYSIS

According to the 14th Edition of The Appraisal of Real Estate on page 44, the valuation of land begins by identifying the real estate and property rights valued, any encumbrances, use restrictions, and the land's physical characteristics. An appraiser can use several techniques to obtain an indication of land value:

- Sales Comparison
- Extraction
- Allocation
- Subdivision Development
- Land Residual
- Ground Rent Capitalization

Usually the most reliable way to estimate land value is by sales comparison. When few sales are available, however, or when the value indications produced through sales comparison need additional support, procedures like extraction or allocation may be applied. In the case of the Subject Property the only approach used was the sales comparison approach.

Discussion of Vacant Land Sales

In order to estimate the value of the Subject site, a search was made for sales with development potential similar to the Subject. A search was made for commercial land sales with similar location features and/or similar development potential. Directly comparable sales, of residential sites with similar development potential located within the immediate area of the Subject Property are very limited, given the lack of recent residential development. We have looked within St. Lucie County, particularly within the City of Fort Pierce in order to find comparable residential land sales.

We analyzed the Subject Property based on price per acre basis, as this is the most recognized unit of comparison in this market. All of the comparables were considered with regard to property rights appraised, financing, conditions of sale, time or market conditions, location, size, site quality, zoning/density, and entitlements/permits. The seven comparable sales indicated a non-adjusted range from \$12,000 to \$21,863 per acre. We also include one listing that had an unadjusted indication of \$23,268 per acre.

Details of each sale along with a location map are located on the following pages. A sales chart and discussion follow.

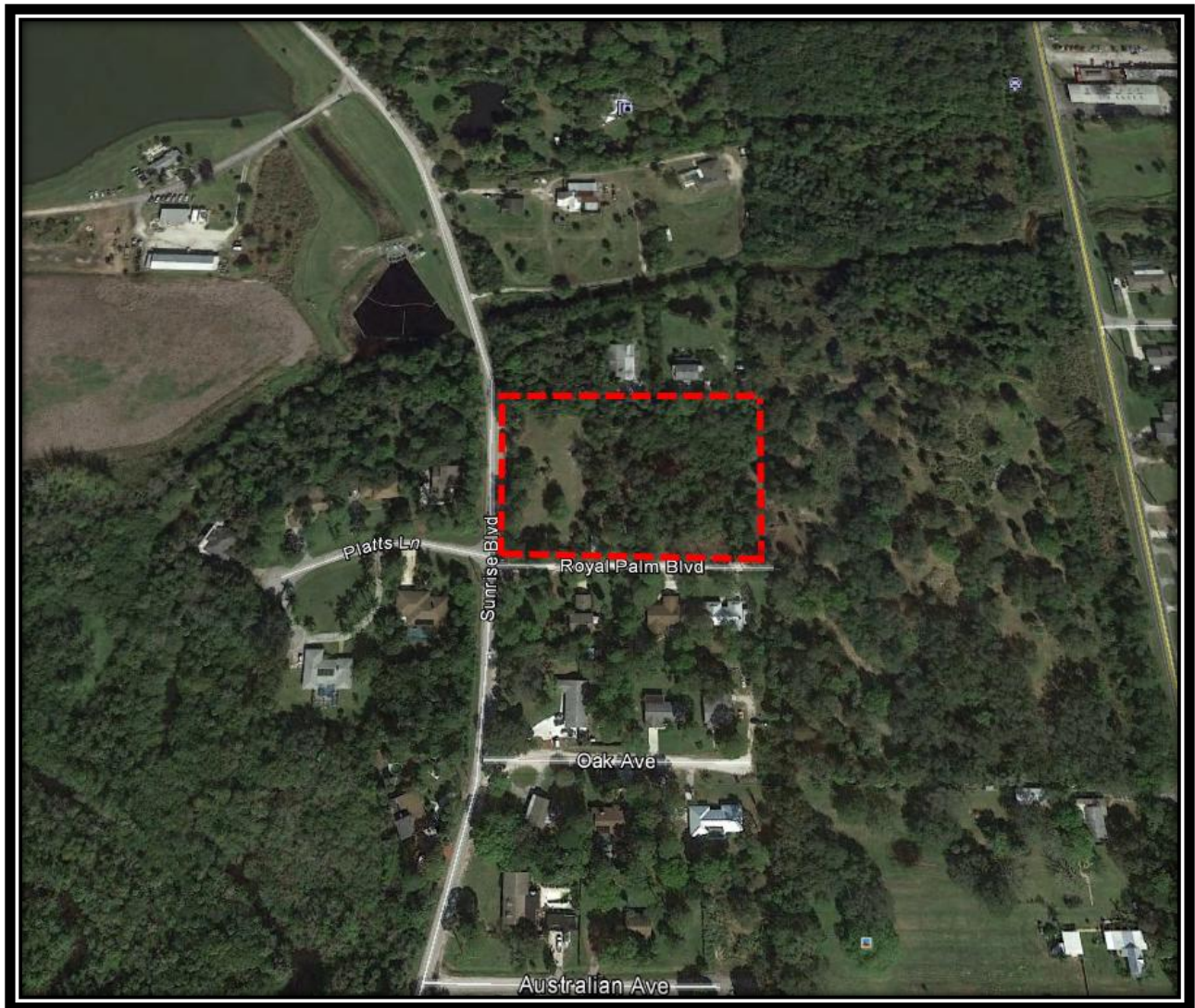


Comparable Sale 1



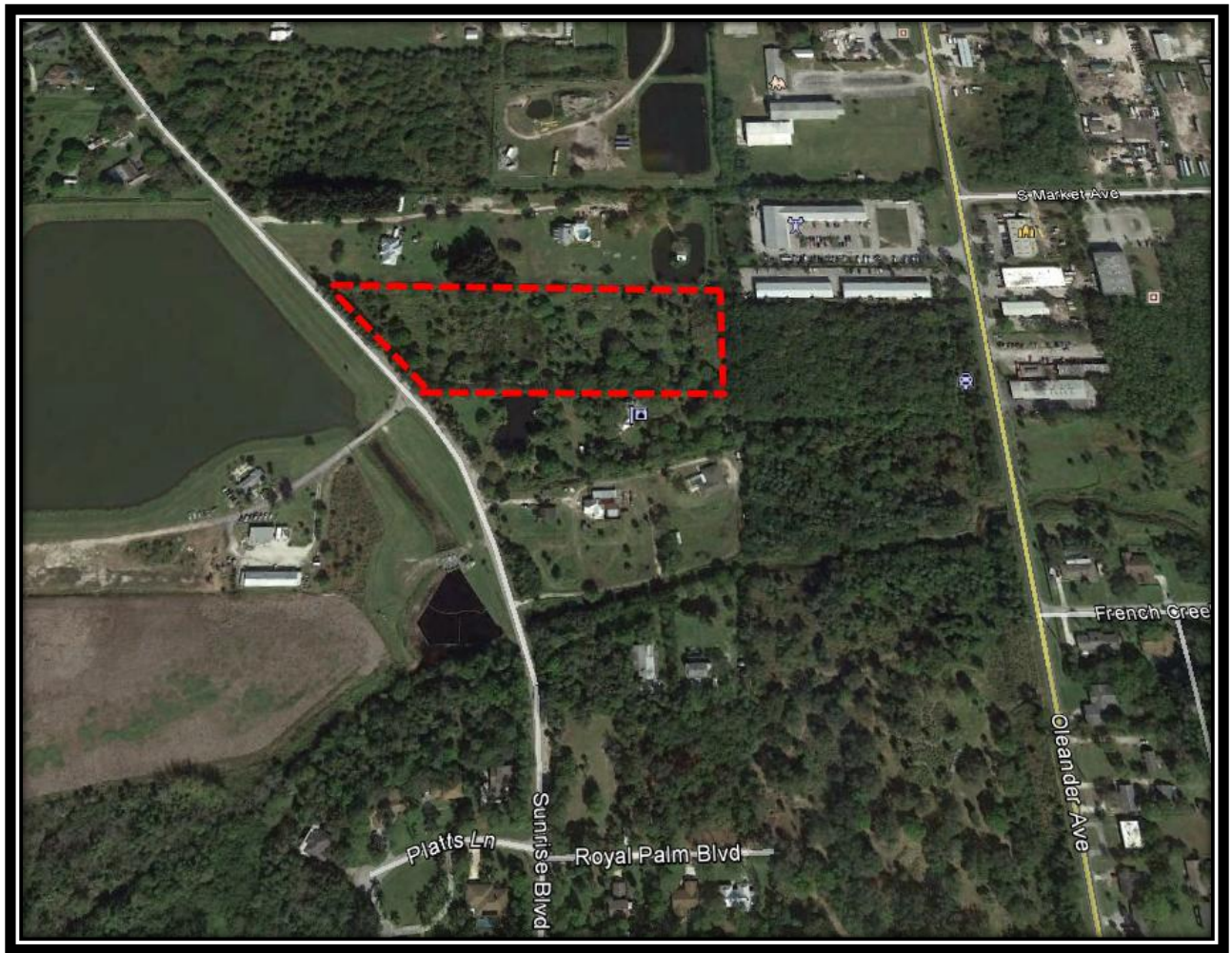


Comparable Sale 2



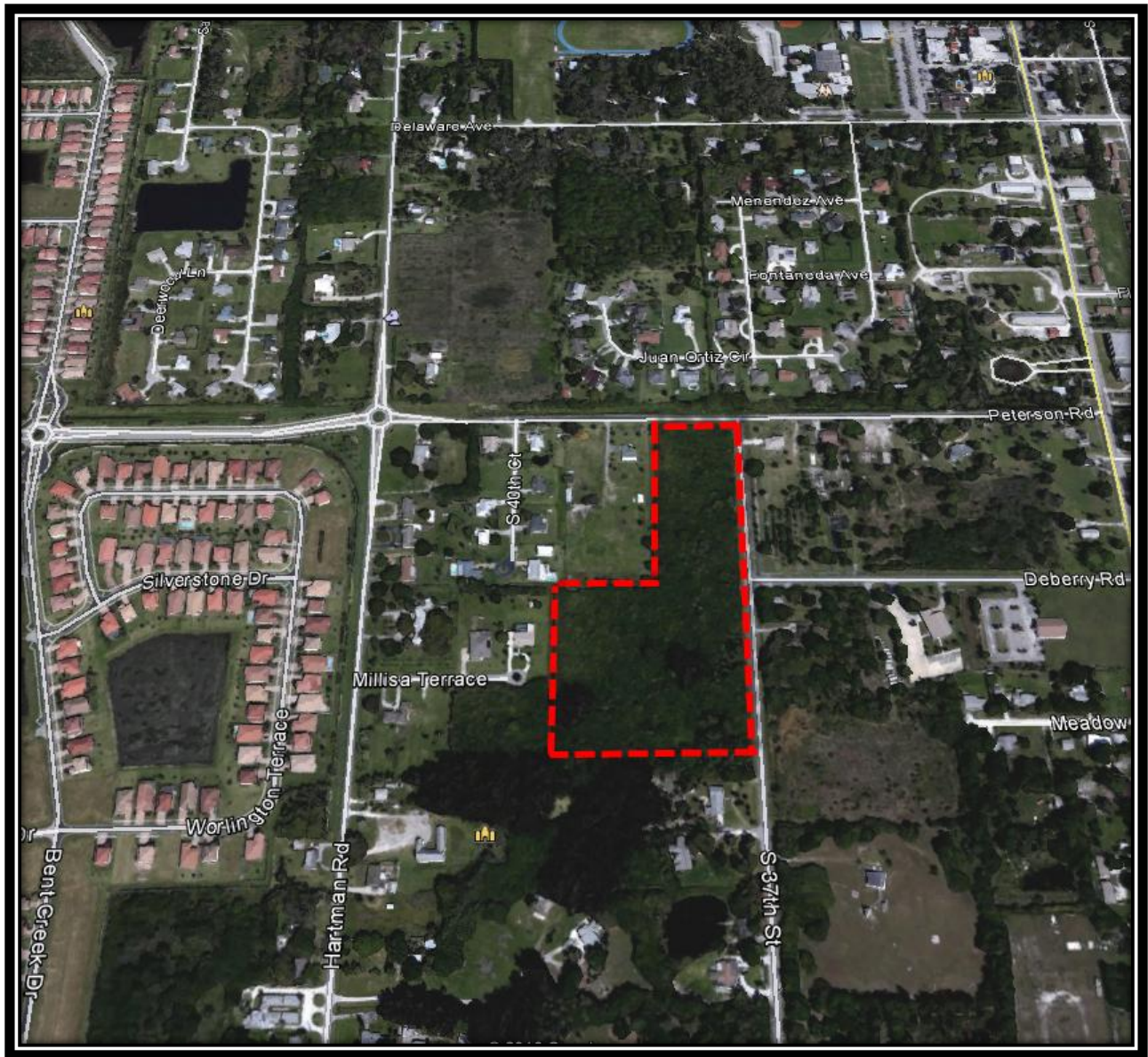


Comparable Sale 3



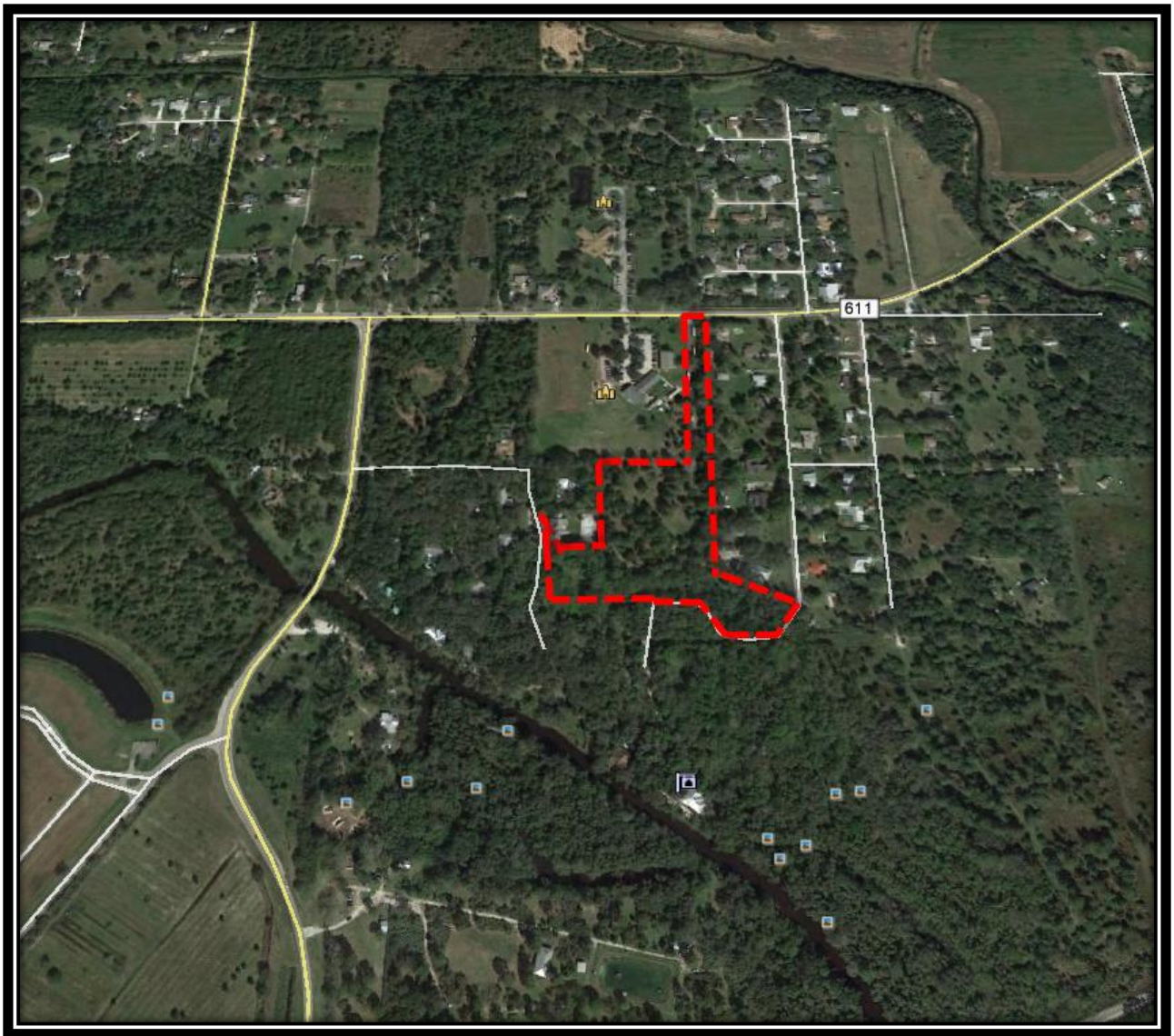


Comparable Sale 4



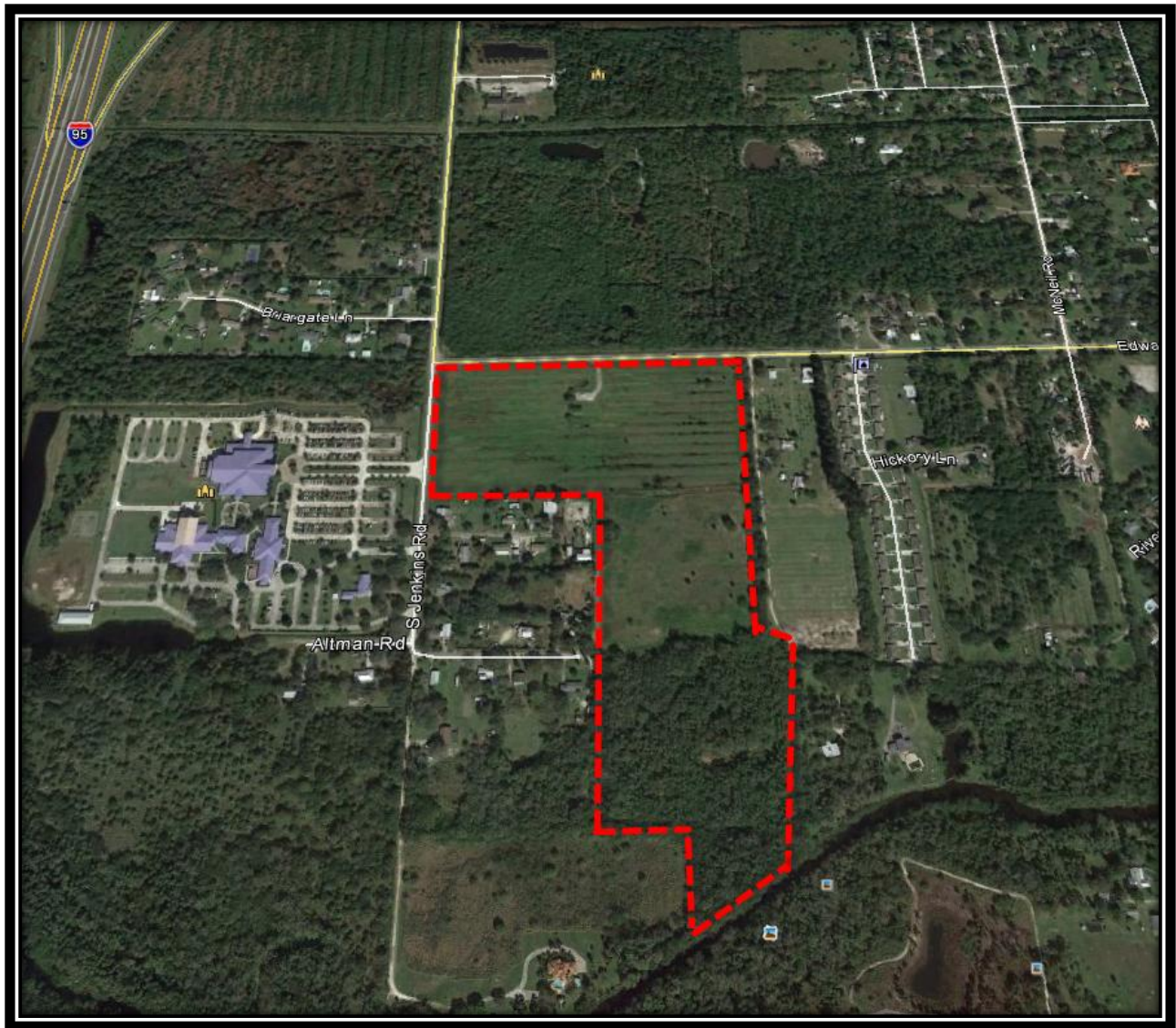


Comparable Sale 5



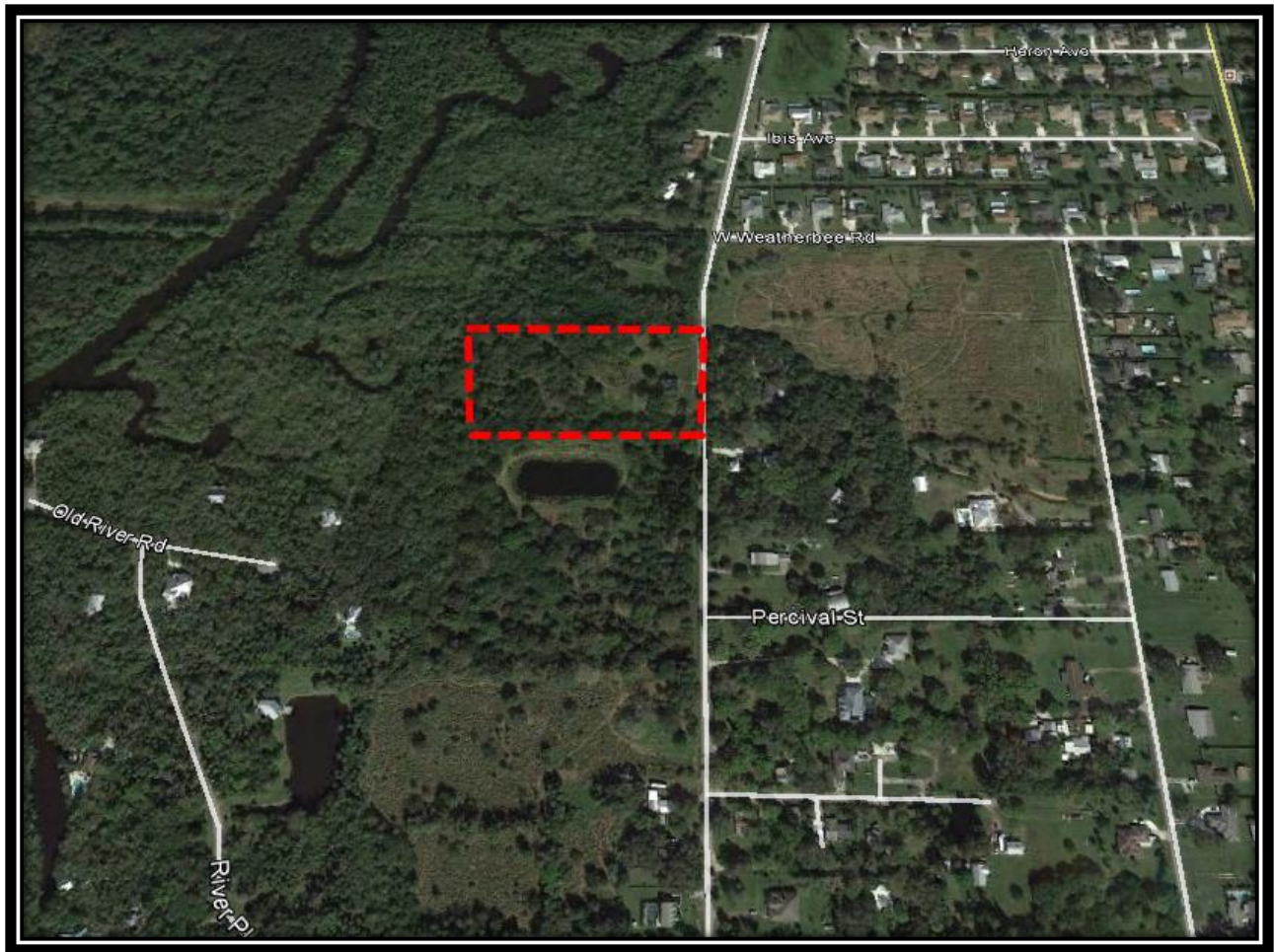


Comparable Sale 6



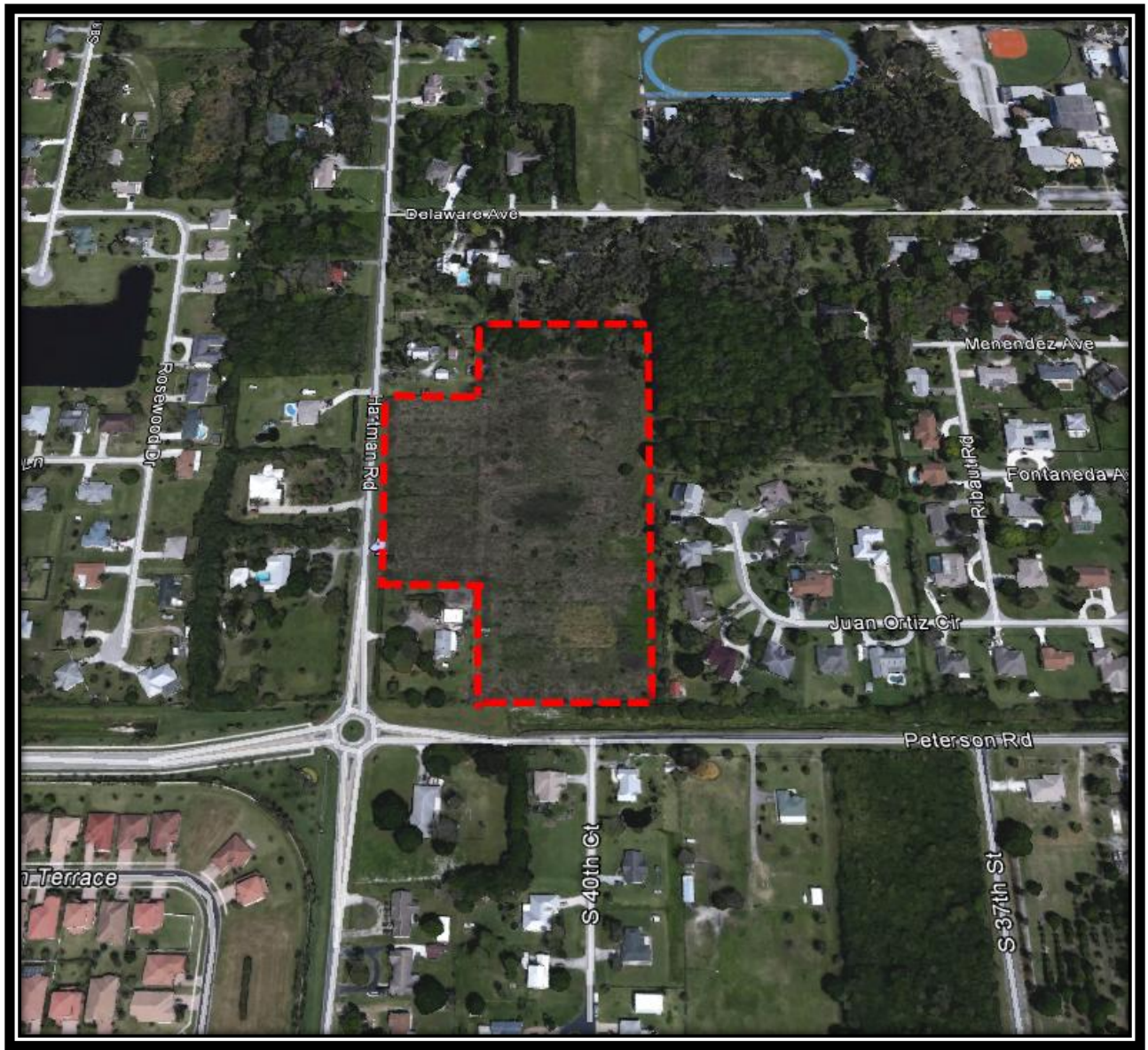


Comparable Sale 7





Comparable Listing 8





Comparable Sales Map





Discussion of Adjustments

We analyzed the Subject Property based on price per square foot basis, as this is the most recognized unit of comparison in this market. All of the comparables were considered with regard to property rights appraised, financing, conditions of sale, time or market conditions, location, size, view/site quality, and zoning. The seven comparable sales indicated a non-adjusted range from \$12,000 to \$21,863 per acre.

VACANT RESIDENTIAL LAND SALES Right of Way Abandonment Callaway & Price, Inc. # 16-75497									
Sale Number	Subject	1	2	3	4	5	6	7	8
ORBK/PG		3864/1010	3780/1948	3739/1395	3716/2516	3716/569	3695/766	3665/1674	Listing
Sale Price	-	\$890,000	\$57,500	\$97,500	\$159,360	\$150,000	\$600,000	\$210,000	\$259,900
Additional Consideration	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Effective Sales Price	\$0	\$890,000	\$57,500	\$97,500	\$159,360	\$150,000	\$600,000	\$210,000	\$259,900
Size (Upland Acres)	4 to 6 acres*	54.78	2.63	5.91	13.28	8.12	38.00	10.79	11.17
Location	South side of Avenue O and north of Avenue H, North 10th Street Right of Way Abandonment	South side of Midway Road and east of Dunn Road	East side of Sunrise Boulevard and north side of Royal Palm Blvd.	East side of Sunrise Boulevard and 1/2 mile south of Bell Avenue	Northwest corner of Peterson Road and South 37th Street	South side of Edwards Road and just east of Selvitz Road	Southeast Corner of Edwards Road and Jenkins Road	West side of Sunrise Boulevard and south of Weatherbee Road	East side of Hartman Road and just north of Peterson Road
City	Fort Pierce	Fort Pierce	Fort Pierce	Fort Pierce	Fort Pierce	Fort Pierce	Fort Pierce	Fort Pierce	Fort Pierce
Price/Upland Acre	-	\$16,247	\$21,863	\$16,497	\$12,000	\$18,473	\$15,789	\$19,462	\$23,268
Arm's Length	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Property Rights	Fee	Fee	Fee	Fee	Fee	Fee	Fee	Fee	Fee
Zoning	R3**	PUD	RS-3	RS-3	R-1	R-1	R4	RS-3	RS-3
Date of Sale	-	Apr-16	Aug-15	Apr-15	Feb-15	Feb-15	Nov-14	Aug-14	Listing
Date of Value	Jul-14	-	-	-	-	-	-	-	-
Time Interval (Months)	-	-	-	-	-	-	-	-	-
Conditions of Sale	0.00%	0.00%	0.00%	0.00%	20.00%	0.00%	0.00%	0.00%	-10.00%
Market Condition Adj.	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Adjusted Price Per Acre	-	\$16,247	\$21,863	\$16,497	\$14,400	\$18,473	\$15,789	\$19,462	\$20,941
Physical Adjustments									
Location	0%	0%	0%	0%	0%	0%	0%	0%	0%
Size	4 to 6 acres*	54.78	2.63	5.91	13.28	8.12	38.00	10.79	11.17
Site Quality	0%	0%	0%	0%	0%	0%	0%	0%	0%
Access	Avenue O	Midway Road	Sunrise Blvd.	Sunrise Blvd.	Peterson Road	Edwards Road	Edwards/Jenkins Road	Sunrise Boulevard	Hartman
Zoning/Density Adjustment - Per Acre	0%	0%	0%	0%	0%	0%	0%	0%	0%
Entitlements/Permits	No	No	No	No	No	No	No	No	No
Total Per Acre Adjustment	0.00%	20.00%	0.00%	0.00%	0.00%	0.00%	10.00%	0.00%	0.00%
Adjusted Price Per Acre		\$19,496	\$21,863	\$16,497	\$14,400	\$18,473	\$17,368	\$19,462	\$20,941
*Size based on the portions of the adjacent parcels to east ad west, zoned R-3 and OS-1							Average		
**Value being based on nearby zoning R-3, Residential							Minimum		
							Maximum		
							Median		

Property Rights Conveyed

All the sales in this analysis were transferred on a Fee Simple Estate basis, with the buyers receiving full property rights ownership. We are also unaware of any adverse deed restrictions or any other property rights limitations which would have affected the sales. Therefore, no adjustment was considered necessary for property rights conveyed.

Terms of Financing (Cash Equivalency)

The transaction price of one property may differ from that of a similar property due to atypical financing arrangements. In a case where favorable financing is established, a cash equivalency adjustment is often necessary. However, all of the sales analyzed herein involved either market terms or cash to Grantor. Therefore, no adjustments were made, nor any cash equivalency performed.



Conditions of Sale

Adjustments for conditions of sale usually reflect the motivations of the buyer and seller at the time of conveyance. Within the confirmation process, detailed attention was made to ensure the conditions of each sale.

Comparable 4 has been adjusted upward to recognize that this sale was an REO sale and was verified as a motivated sale. While no specific monetary discount was indicated, we have recognized that given the underlying conditions of sale that it was likely discounted. No adjustments were warranted for the remaining sales.

Expenditures Made

A knowledgeable buyer considers expenditures that will have to be made upon purchase of the property because these costs affect the price a buyer will pay. Our sales did not require any adjustments for expenditures made after the sale.

Time or Changes in Market Conditions

Market conditions generally change over time and may be caused by inflation, deflation, fluctuations in supply and demand, or other factors. The comparables occurred from August 2014 to April 2015. There has been little to no measurable change in market conditions specifically related to vacant residential land. While some listings have increased and held steady, there simply has not been enough recent sales that would indicate an change in market conditions.

Location

All of the comparables are considered relatively similar with regard to overall location and no adjustments were necessary. All of the comparables are generally located in areas within limited new residential development.

Site Quality

The surrounding properties of the Subject Property have good road frontage and access and typical site quality for possible residential development. All of the comparables also have similar site quality in comparison to those properties adjacent to the Subject, therefore no adjustments were made.

Size

The Subject Property contains 9,714 square feet or 0.223 acres. Based on approximate size of nearby and surrounding parcels with residential development potential, we based our value analysis on a size of 4 to 6 acres, given the surrounding uses and the surrounding parcels. We will base our analysis on a typical site size of four to six acres given the across the fence methodology.



The comparable sales indicate a range from 2.63 acres to 54.78 acres. Comparable 1 and 5 are considerably larger and warranted upward adjustments as larger sites typically sell for less given the economies of scale. None of the other comparables warranted an adjustment for size as they are considered similar.

Access

All of the comparables used have good paved road access and therefore no adjustments were necessary.

Zoning

We have made the extraordinary assumption that Subject Property would most likely coincide with the R3, Single-family Moderate Density zoning designation. All of the comparables have similar residential type zonings that allow for much of the same development uses. Therefore, we have not made any adjustments with regard to zoning.

Access

All of the comparables used have good paved road access and therefore no adjustments were necessary.

Entitlements/Permits

None of the comparables used have entitlements or approvals that are active, therefore no adjustments were necessary for this regard.

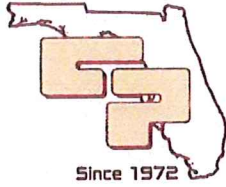
Conclusion – Land Value Analysis

As can be seen on the comparable sales chart displayed earlier, the sales indicate an adjusted range from \$14,400 to \$21,863 per acre, with an average indication of \$18,223 per acre and median indication of \$18,473 per square acre. The best available data was analyzed and adjusted accordingly. After giving consideration to all of the comparable data and placing slightly more weight on Comparables 1, 2, 3, 5, 6, and 7 and less weight on Comparable 4 (Bank Sale), it is our opinion the Market Value of the Subject site is best represented between \$18,000 and \$20,000 per acre. This indicates that the land value of the Subject Property is \$4,250. This is calculated as follows:

$$\begin{aligned} 0.223 \text{ acres (9,714 square feet)} \times \$18,000 \text{ per acre} &= \$4,014 \\ 0.223 \text{ acres (9,714 square feet)} \times \$20,000 \text{ per acre} &= \$4,460 \end{aligned}$$

Rounded, \$4,250

ADDENDA



Callaway & Price, Inc.

Real Estate Appraisers and Consultants
www.callawayandprice.com
Licensed Real Estate Brokers

Please respond to Treasure Coast office
E-Mail: s.neill@callawayandprice.com

SOUTH FLORIDA

1410 Park Lane South
Suite 1
Jupiter, FL 33458
Phone (561) 686-0333
Fax (561) 686-3705

Michael R. Slade, MAI, SRA, CRE
Cert Gen RZ116
mrs@cpwpb.com

Stephen D. Shaw, MAI
Cert Gen RZ1192
sds@cpwpb.com

Robert A. Callaway, MRICS
Cert Gen RZ2461
rac@cpwpb.com

TREASURE COAST

1803 South 25th Street
Suite 1
Fort Pierce, FL 34947
Phone (772) 464-8607
Fax (772) 461-0809

Stuart
Phone (772) 287-3330
Fax (772) 461-0809

Stephen G. Neill, Jr., MAI
Cert Gen RZ2480
s.neill@callawayandprice.com

SPACE COAST

1120 Palmetto Avenue
Suite 1
Melbourne, FL 32901
Phone (321) 726-0970
Fax (321) 726-0384

Curtis L. Phillips, MAI
Cert Gen RZ2085
clp@cpmel.com

CENTRAL FLORIDA

2816 E. Robinson Street
Orlando, FL 32803
Phone (321) 726-0970
Fax (321) 726-0384

Curtis L. Phillips, MAI
Cert Gen RZ2085
clp@cpmel.com

December 6, 2016

Casey B. McCormack, Esq.
Saavedra Goodwin
312 SE 17th Street, 2nd Floor
Fort Lauderdale, FL 33316

VIA EMAIL: cmccormack@saavlaw.com

RE: Appraisal Fee Quote

Dear Ms. McCormack:

We would be pleased to prepare an Appraisal of the Blue Water, LLC properties located in Fort Pierce. It is our understanding that the purpose of this appraisal is to estimate the current Market Value of the Subject Property for roadway abandonment purposes.

This report will be prepared for the addressee. The intended use is to assist the client in roadway abandonment. The scope of work performed is specific to the needs of the intended user and the intended use. No other use is intended, and the scope of work may not be appropriate for other use.

The fee would be \$2,500, if the properties are zoned commercial only. If the properties are split between commercial and residential zoning, the fee will be \$3,500. It is our policy to require a retainer and \$1,750 will suffice for this purpose. To pay the retainer by credit card, please call Amity Carabio at (561) 686-0333, ext. 103. The balance of the fee will be due and payable upon delivery of the report. We will provide an electronic copy of the final report. Hard copies of the final report are available upon request.

We will have the report completed no later than December 23, 2016; **be aware that delays in our receipt of information requested could postpone completion.**

Casey B. McCormack, Esq.
December 6, 2016
Page 2

If the above is agreeable to you, please sign below as our authorization and return it together with the retainer and information requested and we will begin work immediately. This agreement is subject to the Agreements and Conditions listed on the attached page, a copy of which should also be signed and returned to us. Our work will be done in accordance with the Appraisal Institute Code of Ethics and Standards of Professional Practice. Thank you for the opportunity to be of service.

Respectfully submitted,

CALLAWAY & PRICE, INC.




Stephen G. Neill, MAI
Cert Gen RZ2480

SGN:clw
Attachments

Client:

Accepted By\Date:

 . 12.6.16

Signature Date

Name and Title (Printed or Typed):

Damaso W. Saavedra, OWNER

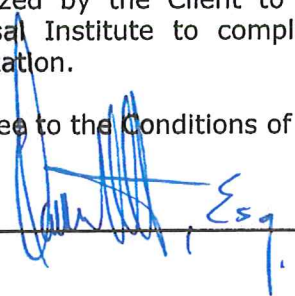
Client Fed ID# or SS#:

Conditions of Agreement

1. **Premise:** The completed report shall comply with the professional and ethical standards of the Appraisal Institute. The report will be addressed to the Client, or as directed by the Client.
2. **Compensation:** The fee is due and payable as designated in the contract letter; the retainer is to be sent to the Appraiser along with the signed contract letter, which constitutes authorization to commence the assignment. The Appraiser's/Consultant's compensation is in no event contingent upon a predetermined value or conclusion.
3. **Completion Date:** Every effort will be made to deliver the report as per the specified date in the contract letter. If delays occur for reasons beyond the control of the Appraiser/Consultant, such as not receiving necessary data requested from the Client in a timely manner, changes in the scope of services of the assignment, acts of God, et cetera, the due date shall be extended.
4. **Changes:** The Appraiser/Consultant shall, to the best of his ability, complete the assignment in compliance with professional and ethical standards of the appraisal industry. Changes that are not in keeping with these standards will necessitate a new contract letter and renegotiation of the original fee, or billed on a time basis plus the original fee.
5. **Cancellation:** The Client may cancel this agreement by written notice, or telephone followed by written notice. Appraiser/Consultant shall submit a statement based on professional time and expenses accrued, if applicable, for all services expended to the date of cancellation.
6. **Additional Report Copies:** Additional copies will be furnished upon request, and prepayment of \$1.00 per page per report.
7. **Collection:** All fees and expenses are due upon delivery of the final report. A late charge of 1.5% per month shall be imposed on balances unpaid 30 days after the statement date. If collection efforts become necessary, all costs for same, including court costs and attorney's fees, will be added to the balance due. We are currently operating under an agreement with a collection agency, which charges us 53.8%. **If their collection services are required, Client's total balance due will be increased by 53.8%.**
8. **Limiting Conditions:** This agreement and the completed report shall be subject to the Limiting Conditions (included in said report).
9. **Confidential Data:** Data assembled for the assignment will remain the property of the Appraiser/Consultant. Data provided by the Client will be held in our file, unless otherwise instructed by the Client, and considered confidential. Appraiser/Consultant is authorized by the Client to disclose the report to appropriate representative of the Appraisal Institute to comply with the Bylaws and Regulations of this professional organization.

I hereby agree to the Conditions of Agreement outlined above.

Client

 Esq.

Date

12-6-16

QUALIFICATIONS



Professional Designations\Licenses\Certifications

Member, Appraisal Institute, MAI Designation #12248
Florida State-Certified General Real Estate Appraiser #RZ2480
Florida Licensed Real Estate Broker #BK-0660406
Associate Member, American Society of Farm Managers and Rural Appraisers
International Right of Way Association Certified Right of Way Appraiser R/W-A/C

Professional Experience

Principal, Callaway & Price, Inc. - Since January 2006
Appraisal Consultant, Callaway & Price, Inc. - 7/02 - 12/05
Appraisal Consultant, Diskin Property Research - 4/00 - 6/02
Appraisal Consultant, Callaway & Price, Inc. - 5/97 - 4/00

Education

Bachelor of Science Degree in Business/Real Estate, Florida State University
Associates of Arts Degree, Indian River Community College

Appraisal Institute Courses:

410 Standards of Professional Practice, Part A
420 Standards of Professional Practice, Part B
510 Advanced Income Capitalization
520 Highest and Best Use and Market Analysis
530 Advanced Sales and Cost Approaches
540 Report Writing
550 Advance Applications
Analyzing Operating Expenses
Appraisal from Blueprints and Specifications
FHA and the Appraisal Process
Real Estate Finance Statistics & Valuation Modeling
Analyzing Distressed Real Estate
Expert Witness
An Appraiser's Introduction & Overview of the U.S. Hotel Industry
Hotel Market Studies & Valuating - Using Hotel Valuation Software
Fundamentals of Separating Real Property, Personal Property,
and Intangible Business Assets

International Right of Way Courses:

103 Ethics and the Right of Way Profession
400 Principles of Real Estate Appraisal
401 The Appraisal of Partial Acquisitions

USPAP - Biennial

Florida State Law for Real Estate Appraisers
Florida Law Update
Roles and Rules of Supervisors & Trainees
Appraisal Institute - Leadership Conference Participant



Qualifications - Stephen G. Neill, MAI

Qualified Expert Witness

Miami-Dade
Broward County
Indian River
Martin County
St. Lucie County
Bay County
US Bankruptcy Court, Middle District of Florida
Indian River County Special Magistrate - 2010, 2011, 2012 & 2013
St. Lucie County Special Magistrate - 2007, 2008, 2009, 2010, 2011, 2012 & 2013
Martin County - 2012 & 2013

Appraising\Consulting Expertise

ACLFs	Mobile Home Parks
Agricultural	Multifamily Residential
Aircraft Hangers	Office Buildings
Apartment Complexes	Ranchland
Branch Banks	Restaurants
Car Dealership	Retail Buildings
Citrus Groves	Salvage Yards
Condominium Projects	Single-Family Residential
Eminent Domain	Sports Complexes
Golf Courses	Subdivisions
Luxury RV Parks	Truckstops/Gas Stations
Marinas	Warehouses
Mining Operations	Vacant Land
Mini-Warehouses	Special Purpose Properties

Organizations and Affiliations

Rotary Member - Past President/Board of Directors
John Carroll High School Advisory Board
Treasure Coast Seminole Booster Club



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD
2601 BLAIR STONE ROAD
TALLAHASSEE FL 32399-0783

850-487-1395

NEILL, STEPHEN G
1803 S 25TH STREET SUITE 1
FORT PIERCE FL 34947

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto www.myfloridalicense.com. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!



DETACH HERE

RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

LICENSE NUMBER	
RZ2480	

The CERTIFIED GENERAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2018



NEILL, STEPHEN G
1803 S 25TH STREET SUITE 1
FORT PIERCE FL 34947



ISSUED: 11/13/2016

DISPLAY AS REQUIRED BY LAW

SEQ # L1611130002233



Professional Designations\Licenses\Certifications

Florida State-Certified General Real Estate Appraiser #RZ2956

Professional Experience

Assistant Appraiser, Callaway & Price, Inc. – June 2002 – Present

Education

Bachelor of Science Degree in Education, Florida State University
Associates of Arts Degree – Indian River Community College

Appraising\Consulting Expertise

Acreage
Airport Hangars
Apartment Complexes
Cemeteries
Day Care Centers
Eminent Domain
Mitigation Banks
Mobile Home Parks
Oceanfront Property
Rental Comparability Studies
Residential Properties
Retail Buildings
Subdivisions
Vacant Land
Warehouse/Industrial

Organizations and Affiliations

Florida State University Alumni
Fort Pierce Sportfishing Club
Ducks Unlimited



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

FLORIDA REAL ESTATE APPRAISAL BD
2601 BLAIR STONE ROAD
TALLAHASSEE FL 32399-0783

850-487-1395

VERCILLO, ANTHONY D
1001 IBIS AVE
FORT PIERCE FL 34982

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto www.myfloridalicense.com. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!



DETACH HERE

RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY

**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD**

LICENSE NUMBER	
RZ2956	

The CERTIFIED GENERAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2018



VERCILLO, ANTHONY D
1001 IBIS AVE
FORT PIERCE FL 34982



ISSUED: 11/27/2016

DISPLAY AS REQUIRED BY LAW

SEQ # L1611270001928

OWNERSHIP AND ENCUMBRANCE REPORT

Order No.: 6135382
Customer Reference: 8341-005

Certified Party:
Saavedra Goodwin
312 SE 17th Street, 2nd Floor
Fort Lauderdale, FL 33316
Phone: 954-767-6333
Fax: 954-767-8111

This will serve to certify that Chicago Title Insurance Company has caused to be made a search of the Public Records of St. Lucie County, Florida, ("Public Records") as contained in the office of the Clerk of the Circuit Court of said County, from October 29, 1929, through November 21, 2016 at 11:00 PM, as to the following described real property lying and being in the aforesaid County, to-wit:

A parcel of land lying in Section 3, Township 35 South, Range 40 East, St. Lucie County, Florida and being more particularly described as follows:

Beginning at the Northwest corner of Lot 14 of MELTONS RIVERVIEW SUBDIVISION, as recorded in Plat Book 9 at Page 43, Public Records of St. Lucie County, Florida and running thence North 89°47'23" West along a Westerly extension of the North line of said plat a distance of 25.45' to a point on the West line of Section 3, Township 35 South, Range 40 East; thence North 00°03'05" West along said section line a distance of 198.43' to the Southeast corner of a parcel of land described by Deed recorded in Official Records Book 1882, at Page 478, Public Records of said St. Lucie County, Florida; thence North 00°03'05" West along the Easterly bounds of said conveyance, being also the West line of said Section 3, a distance of 186.31 feet to a point on the Southerly right-of-way of Avenue "O"; thence Easterly along a curve to the left of radius 602.96'; Central angle 02°28'39", an arc length of 26.07' to a point located South 77°32'36" East (chord bearing) a chord distance of 26.07' from the previously described point; thence South 00°03'05" East a distance of 18.75' to the Northwest corner of a parcel of land described by Deed recorded in Official Records Book 1848, at Page 2087, Public Records of said St. Lucie County, Florida; thence South 00°03'05" East along the Westerly bounds of the conveyance last above mentioned a distance of 360.46' to the Point of Beginning.

As of the effective date of this Report, the apparent record Fee Simple title owner(s) to the above-described real property is/are:

Charles F. Hovey, Elizabeth H. Morss and Chandler Hovey, Jr., by virtue of Warranty Deed recorded July 28, 1958 in Deed Book 239, Page 454.

By dedication on Plat of Mullins Heights Subdivision recorded in Plat Book 11, Page 20, of the Public Records of St. Lucie County, Florida, as affected by Resolution No. 65-36 recorded in Official Records Book 135, Page 332 and Resolution No. 65-292 recorded in Official Records Book 150, Page 391.

Note: by description on the following deeds possible interest in said land:

- 1) Warranty Deed to Royce R. Lewis, as Trustee recorded in Official Records Book 215, Page 334; Official Records Book 215, Page 335 and Official Records Book 215, Page 336.
- 2) Warranty Deed to Stanley Soltzer and Jacob S. Lambert recorded in Official Records Book 215, Page 1767.
- 3) Personal Representative's Deed to Robert D. Meyer and Opal I. Meyer recorded in Official Records Book 323, Page 2977.

The following liens against the said real property recorded in the aforesaid Public Records have been found:

NONE

The following documents of conveyances:

1. Masters Deed recorded in Deed Book 81, Page 221.
2. Warranty Deed recorded in Deed Book 90, Page 333.
3. Sheriff's Deed recorded in Deed Book 90, Page 555.
4. Sheriff's Deed recorded in Deed Book 93, Page 312.
5. Special Warranty Deed recorded in Deed Book 91, Page 540.
6. Warranty Deed recorded in Deed Book 156, Page 84.
7. Quit-Claim Deed recorded in Deed Book 156, Page 105.
8. Deed recorded in Deed Book 156, Page 145.
9. Warranty Deed recorded in Deed Book 156, Page 215.
10. Right of Way Deed recorded in Official Records Book 2, Page 252.
11. Right of Way Deed recorded in Official Records Book 2, Page 247.
12. Deed recorded in Deed Book 176, Page 1.
13. Warranty Deed recorded in Deed Book 176, Page 273.
14. Quit Claim Deed recorded in Deed Book 201, Page 209.
15. Warranty Deed recorded in Deed Book 201, Page 213.
16. Warranty Deed recorded in Deed Book 201, Page 215.
17. Warranty Deed recorded in Deed Book 227, Page 389.
18. Trust Agreement recorded in Deed Book 227, Page 386.
19. Assignment of Beneficial Interest recorded in Deed Book 228, Page 2.

20. Warranty Deed recorded in Deed Book 232, Page 542.
21. Quit-Claim Deed recorded in Deed Book 238, Page 201.
22. Warranty Deed recorded In Deed Book 238, Page 200.
23. Warranty Deed recorded in Deed Book 239, Page 454.
24. Resolution No. 65-36 recorded in Official Records Book 135, Page 332.
25. Resolution No. 65-292 recorded in Official Records Book 150, Page 391.

Additional encumbrances such as easements, restrictions, etc., are as follows:

- A. Vacated - Mullins Heights Subdivision as recorded in Plat Book 11, page 20.

Tax Information:

NONE

Names search performed on:

Charles F. Hovey
Elizabeth H. Morss
Chandler Hovey
Royce R. Lewis- (possibly deceased DC Official Records 948/2582)
Stanley Soltzer
Jacob S. Lambert
Robert D. Meyer
Opal I. Meyer

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

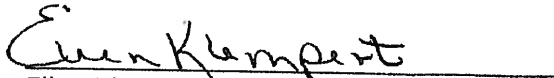
This Report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This Report is not to be construed as an opinion, warranty, or guarantee of title, or as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use and benefit of the Certified Party only, and it may not be used or relied upon by any other party. This Report may not be used by a Chicago Title Insurance Company agent for the purpose of issuing a Chicago Title Insurance Company title insurance commitment or policy.

In accordance with Florida Statutes Section 627.7843, the liability Chicago Title Insurance Company may sustain for providing incorrect information in this Report shall be the actual loss or damage of the Certified Party named above up to a maximum amount of \$1,000.00.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused this Report to be issued in accordance with its By-Laws.

Order No.: 6135382
Customer Reference: 8341-005

Chicago Title Insurance Company


Ellen Klempert

LIMITATIONS OF LIABILITY

THIS REPORT IS LIMITED IN SCOPE. IT IS NOT A COMMITMENT, ABSTRACT OF TITLE, TITLE OPINION, CERTIFICATE OF TITLE OR PRELIMINARY TITLE REPORT, NOR IS IT A REPRESENTATION OF THE STATUS OF TITLE, AND ITS ACCURACY IS NOT INSURED. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, THE COMPANY MAKES NO REPRESENTATIONS AS TO ITS ACCURACY, DISCLAIMS ANY WARRANTIES AS TO THE REPORT, ASSUMES NO DUTIES TO YOU OR ANY THIRD PARTY, DOES NOT INTEND FOR YOU OR ANY THIRD PARTY TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THIS REPORT OR OTHERWISE. IN PROVIDING THIS REPORT, THE COMPANY IS NOT ACTING AS AN ABTRACTOR OF TITLE. IF IT IS DESIRED THAT LIABILITY BE ASSUMED BY THE COMPANY, YOU MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE. CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT, THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT. IN NO EVENT WILL THE COMPANY, ITS SUBSIDIARIES, AFFILIATES, EMPLOYEES, SUBCONTRACTORS OR AGENTS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, DIRECT, INDIRECT, PUNITIVE, EXEMPLARY OR SPECIAL DAMAGES REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE OF THE COMPANY, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE.

Warranty Deed

DENISON and LEWIS
Attorneys at Law
DENISON BUILDING
FORT PIERCE, FLORIDA

STATUTORY

This Indenture, Made this 23rd day of July, A. D. 1958, Between
CHANDLER HOVEY, a single adult

of the County of Middlesex, State of Massachusetts, part y of the first part, and
CHARLES F. HOVEY, ELIZABETH H. MORSS and CHANDLER HOVEY, JR., as Tenants
in Common
whose post office address is: 75 Federal St., Boston
of the County of Suffolk, in the State of Massachusetts, parties of the second part,

Witnesseth, That the said part y of the first part, for and in consideration of the sum of
*****STEN***** Dollars,
and other good and valuable considerations to him in hand paid by said parties of the second part, the receipt
whereof is hereby acknowledged, has granted, bargained and sold to the said parties of the second part, their
heirs and assigns forever, the following described land, situate, lying and being in the County of St. Lucie
in the State of Florida, to-wit:

That part of the North 400 feet of the
South 598 feet of Government Lot 2 of
Section 3, Township 35 South, Range 40
East, lying West of the old abandoned
U. S. Highway No. 1, situated in St.
Lucie County, Florida.

Subject to a certain mortgage encumbering the above
described property to Adolph Schoenbrun and Fannie
Schoenbrun, his wife, dated April 24, 1957 and
recorded in Mortgage Book 136, at Page 385 of the
Public Records of St. Lucie County, Florida.

CLERK FILE NO. 67818 FILED IN THE OFFICE OF THE CLERK OF
THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, ON THE 23
DAY OF July, A. D. 1958 AT 11:50 O'CLOCK A.M.
AND RECORDED in Deed BOOK NO. 332 PAGES 454
AND RECORDED VERIFIED
W. C. BAGGETT, CLERK CIRCUIT COURT, ST. LUCIE COUNTY, FLA.

and the said party of the first part do as hereby fully warrant the title to said land, and will defend the
same against the lawful claims of all persons whomsoever.

In Witness Whereof, The said part y of the first part has hereunto set his hand and
seal the day and year first above written.
Signed, sealed and delivered in our presence:

Arthur Bowen
Howe was called

Chandler Hovey (Seal)
Chandler Hovey (Seal)
(Seal)
(Seal)

STATE OF MASSACHUSETTS
COUNTY OF SUFFOLK

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments,
personally appeared CHANDLER HOVEY, a single adult

and he is the person described in and who executed the foregoing instrument and he
acknowledged to me that he executed the same.
Witness my hand and official seal in the County and State last aforesaid this 23rd day of
July, A. D. 1958
Richard F. Palmer My commission expires Nov. 21, 1964
Notary Public, State of Massachusetts



Done and signed at _____ City of _____ A. D. 1958 at _____ o'clock P.M. and Recorded in
Book _____ of Page _____ RECORDED VERIFIED
Clerk Court _____ County _____ Deput. Clerk _____

RESOLUTION NO. 65-36

141727

WHEREAS, CHARLES F. HOVEY, ELIZABETH H. MORSS and CHANDLER HOVEY, JR., have petitioned the Board of County Commissioners of St. Lucie County, Florida, to vacate:

The plat of MULLINS HEIGHTS SUBDIVISION as recorded in Plat Book 11, at page 20 of the public records of St. Lucie County;

EXCEPT the right of way for North 10th Street as shown thereon and the right of way for Avenue "O" as described in Official Record Book 2, at pages 247 and 252 of the public records of said County,

and

WHEREAS, notice of intention to apply to said Board of County Commissioners to vacate said part of said plat was given by legal notice published on October 22 and 29, 1965, in The News Tribune, a daily newspaper published in Fort Pierce, St. Lucie County, Florida, and

WHEREAS, said petitioners have shown conclusively that they are the owners in fee simple of all the lots and blocks in that portion of said subdivision sought to be vacated; that the vacation by said Board of the part sought to be vacated will not affect the ownership of persons owning other parts of said subdivision; and that all taxes for the year 1965 and prior years have been paid.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of St. Lucie County, Florida, in meeting assembled this 28th day of December, 1965, as follows:

1. That pursuant to the provisions of Section 192.29 and 192.30, Florida Statutes:

1135 332

The plat of MULLINS HEIGHTS SUBDIVISION as recorded in Plat Book 11, at page 20 of the public records of St. Lucie County;

EXCEPT the right of way for North 10th Street as shown thereon and the right of way for Avenue "O" as described in Official Record Book 2, at pages 247 and 252 of the public records of said County

be and the same is hereby vacated, and any right of St. Lucie County and the public in and to any lands or interest therein acquired by the dedication of said plat for streets, roads or alleys is hereby renounced and disclaimed, except as above noted.

2. That a certified copy of this Resolution shall be recorded in the public records in the Office of the Clerk of the Circuit Court of St. Lucie County, Florida.

STATE OF FLORIDA

COUNTY OF ST. LUCIE

The undersigned, Clerk of the Board of County Commissioners of the County and State aforesaid, does hereby certify that the above and foregoing is a true and correct copy of a Resolution adopted by the said Board of County Commissioners at a meeting held on the 28th day of December, 1965.

WITNESS my hand and the official seal of said Board, this the 29 day of December, 1965.

ROGER POITRAS, CLERK CIRCUIT COURT

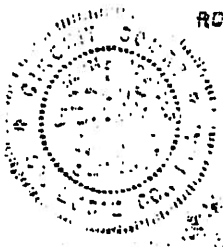
By Teresa Pugh
Deputy Clerk

FILED AND RECORDED
Official Record BOOK

66 JAN 4 AM 8:49

141727

ROGER POITRAS, CLERK
ST. LUCIE COUNTY,
FLORIDA



1135 333

A RESOLUTION VACATING A PORTION OF THE MULLINS HEIGHTS SUB-DIVISION UPON PERFORMANCE OF CONDITIONS FOR CONVEYING RIGHTS-OF-WAY; RESERVING CERTAIN RIGHTS-OF-WAY; AND PROVIDING FOR AN EFFECTIVE DATES HEREOF.

WHEREAS, the City Commission of the City of Fort Pierce has been requested to vacate a part of the plat of the subdivision known as Mullins Heights Subdivision, as recorded in Plat Book 11, page 20 of the Public Records of Saint Lucie County, Florida; and

WHEREAS, the City Planning Board at a regular meeting hold October 5, 1965 approved the vacation of part of said plat.

NOW THEREFORE BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA:

SECTION 1. The City of Fort Pierce hereby vacates in part all of that plat of Mullins Heights Subdivision, as per plat thereof on file in Plat Book 11, page 20, of the public records of St. Lucie County, Florida, except for those lands encompassing certain streets which have become and are necessary for use by the traveling public, said lands and streets hereby excepted from this vacation being:

- A. North 10th Street right-of-way;
- B. Avenue "O" right-of-way;
- C. North 40' of North 9th Street right-of-way;
- D. North 40' of Stanton Street right-of-way;
- E. North 40' of Block 1;
- F. North 40' of Block 2;
- G. All of Tract "a", except the South 110' thereof

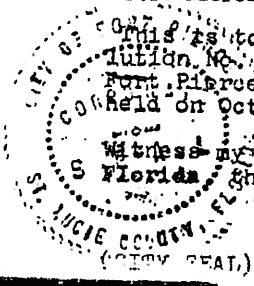
with the foregoing exceptions as described and referred to on said subdivision plat.

SECTION 2. The attention of the owner or owners of the lands within said subdivision is hereby expressly directed to Chapters 192.29 and 192.30, Florida Statutes, for compliance therewith through the Board of County Commissioners.

SECTION 3. This Resolution shall become effective immediately upon receipt by the City of Fort Pierce and recording thereof in the St. Lucie County public records of a deed or deeds of conveyance from the record title owners of the foregoing rights-of-way and excepted parcels unto the City of Fort Pierce.

This is to certify that this is a true and accurate copy of Resolution No. 65-292, adopted by the City Commission of the City of Fort Pierce, Florida, at the regular meeting of the City Commission held on October 18, 1965.

Witness my hand and the Official Seal of the City of Fort Pierce, Florida this the 15th day of July, 1966.



O.P. 150 391

R. L. Jones
CITY CLERK

FILED AND RECORDED
ST. LUCIE COUNTY, FLA.
RECORDS DEPARTMENT
JUL 18 AM 9:37
146916
CLERK CIRCUIT COURT

146017

ORDINANCE NO. E-331

AN ORDINANCE RENAMING AND/OR REDESIGNATING CERTAIN STREETS OR ROADWAYS WITH CONFLICTING NAMES WITHIN THE CITY OF FORT PIERCE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE HEREOF.

WHEREAS, there exist in the City of Fort Pierce, Florida, several conflicting public and private roadway names and designations which could impede the growth of the City, render postal, fire and police service difficult and adversely affect the City as a whole; and

WHEREAS, the City desires to correct said duplications and conflicts in said names and designations.

NOW THEREFORE, BE IT ORDAINED BY THE PEOPLE OF THE CITY OF FORT PIERCE, FLORIDA:

Section 1. That those present street and roadway name. or designations, as set forth on the attachment hereto marked "Schedule" and by reference hereto is made a part hereof as though fully set forth herein, be and the same are hereby renamed and/or redesignated to those names and/or designations as are also set forth in said "Schedule".

Section 2. All Ordinances or parts thereof in conflict herewith are hereby repealed.

Section 3. This Ordinance shall become effective upon final passage.

D.R. 150 392
BOOK

SCHEDULE

<u>PRESENT NAME OR DESIGNATION</u>	<u>NEW NAME OR DESIGNATION</u>
1. Atlantis Avenue	1. Avalon Avenue
2. Bimini Drive	2. Bahia Drive
3. Cortez Avenue	3. Coronado Avenue
4. Easter Terrace	4. Emerald Terrace
5. Grenada Avenue	5. Gatewood Avenue
6. Gulf Stream Boulevard	6. Grandview Blvd.
7. Hernandez Avenue	7. Hispana Avenue
8. Hibiscus Road	8. Hayes Road
9. Holly Court	9. Hollywood Court
10. Maple Court	10. Mandarin Court
11. Mel Lane	11. Midas Lane
12. Palm Terrace	12. Ponderosa Terrace
13. Palma Avenue	13. Porpoise Avenue
14. Park Boulevard	14. Plymouth Avenue
15. Park Drive	15. Pelican Drive
16. Pine Avenue (Beach)	16. Plover Avenue
17. Royal Palm Road	17. South Ocean Drive
18. York Court	18. Yosemite Court
19. York Road	19. York Avenue
20. Royal Poinciana	20. South 11th Street
21. South Ocean Drive (from South City Limits North to intersection with Highway A-I-A)	21. Surfside Drive
22. Unnamed street between Avenues K and L, from 25th to 27th Streets	22. Wilkins Avenue

ATTEST

[Signature]

 CITY CLERK
 (COPY SEAL)
 STATE OF FLORIDA
 ST. LUCIE COUNTY

[Signature]

 MAYOR COMMISSIONER

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida do hereby certify that the foregoing and above Ordinance No. E-331, was duly introduced, read and passed on first reading by title only by the City Commission of the City of Fort Pierce, Florida on March 14, 1966, copies were posted on March 15, 1966 at the City Hall and Municipal Court Room in the City of Fort Pierce, Florida and was duly read and passed on second and final reading by title only on March 28, 1966 by the City Commission of the City of Fort Pierce, Florida.

In Witness herewith, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida this the 29th day of March, A.D. 1966.



FILED AND RECORDED
 ST. LUCIE COUNTY, FLA.
[Signature]

 MAYOR COMMISSIONER

18 MAR 31 1966
 146917

 CITY CLERK

P. O. BOX 150 393

AN ORDINANCE VACATING AND ABANDONING CERTAIN UNOPENED ALLEYS SITUATE IN AREAS ZONED FOR RESIDENTIAL USE AND PROVIDING FOR A RESERVATION OF UTILITY EASEMENTS TO THE CITY OF FORT PIERCE, FLORIDA, OVER AND UPON THE ENTIRE WIDTH OF SAID DESCRIBED ALLEYS: PROVIDING FOR THE EFFECTIVE DATE THEREOF.

BE IT ORDAINED BY THE PEOPLE OF THE CITY OF FORT PIERCE:

SECTION 1. Each and all of those certain unopened alleys, as per description thereof annexed hereto and thereby made a part hereof as though fully set forth herein, marked "Schedule of Alleys", be and the same are hereby closed, vacated and abandoned, with the City of Fort Pierce hereby saving and reserving unto itself a utility easement for all utility purposes over and upon said lands and alleyways.

SECTION 2. This Ordinance shall become effective upon final passage.

ATTEST

[Signature]
CITY CLERK
(CITY SEAL)
STATE OF FLORIDA)
ST. LUCIE COUNTY) ss

[Signature]
MAYOR COMMISSIONER

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida do hereby certify that the foregoing and above Ordinance No. E-358 was duly introduced, read and passed on first reading by title only by the City Commission of the City of Fort Pierce on May 31, 1966, copies were posted for more than one month at the City Hall and Municipal Court Room in the City of Fort Pierce, Florida and was duly read and passed on second and final reading by title only on July 11, 1966 by the City Commission of the City of Fort Pierce, Florida.

In witness herewith, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida this the 13th day of July, A. D., 1966.

[Signature]
MAYOR COMMISSIONER

[Signature]
CITY CLERK

(CITY SEAL)
ST. LUCIE COUNTY, FLORIDA

D P 150 394
BOOK

SCHEDULE OF ALLEYS

Those Ten (10) Foot Alleys running North and South in:

<u>Blocks</u>	<u>Subdivision</u>	<u>Plat</u> <u>Book Page</u>	<u>From</u>	<u>To</u>
2,3,4	Tuskegee Park	8 74	Avenue O	Avenue P
6,7,8,9,10 11,12,13,14	Sunny Acres	8 25	Avenue K	Avenue M
1,2,3,4	Sunny Acres	8 25	Avenue I	Avenue K
2	Finecrest	5 15	Avenue K	Avenue M
	Washington Heights	7 46	Avenue E	Avenue I
A, B	Frambach	7 36	Avenue E	Avenue I
1	Shaffer	7 26	Avenue E	Avenue G
4,6	Emancipation Park	1 38	Avenue D	Avenue E
D, E, H,	Alamanda Vista Rev.	7 40	Avenue D	Avenue E
F	Alamanda Vista Rev.	7 40	Avenue D, Southward	Existing East-West Alley
9, 12	Fort Pierce Heights	1 39	Avenue B	Avenue C
3,4,5,6	Alamanda Vista	5 49	Moore's Creek	Avenue B
14,15,16	Floriana Park	2 7	Moore's Creek	Avenue C
10,11,12	Floriana Park	2 7	Avenue B	Avenue C
B-4, B-2	Orange Place	5 9	Atlantic Avenue	Boston Avenue
9,10,11,12	Oakland Park	2 7	Easter Avenue	Florida Avenue
13,14,15,16	Oakland Park	2 7	Between Florida Ave. & Ga. Avenue	
1,2,3,4	Nebraska Ct.	5 48		
1,2,3,4,5	Kanawha Park	3 6	Citrus Ave. North & South to East West alleys	
1,2,3,4	Lincoln Park # 1	2 5	Ohio Avenue	Southern Avenue
Between Lots 2 thru 11, Block 1	Cramer's Add'n	2 10	Easter Avenue, Southward to 20' North-South Alley	

and those Ten (10) Foot Alleys running East and West in=

98	Meyerhoff's	8 26	N. 27th Street	N. 29th Street
1,2,3,4	Hillcrest	4 41	N. 15th Street	N. 16th Ct.
A	Rev. Cobbs Park	8 50	S. 17th Street	S. 15th Street
	Morgans	7 35	S. 17th Street	S. 13th Street
2,3	Oleander Gardens	9 8	Oleander Blvd.	Mayflower Road Canal
1	LaJean	9 29	Mayflower Road	Colonial Road

D. R. 150 395
8007 2

<u>Block</u>	<u>Subdivision</u>	<u>Plat</u> <u>Book Page</u>	<u>From</u>	<u>Extending</u> <u>To</u>
And those twelve (12) Foot alleys running North and South in-				
Blks. 1,2	Sandra Ct.	8 45	Avenue B	Avenue C
Blks. 4,5	LaFond	8 12	Easter Ave.	Easter Ter.
And that Twelve (12) Foot alley running East and West in-				
Blk. 3	Lincoln Park # 2	4 77	Douglas Ct.	N. 12th Street

And Those Fifteen (15) Foot alleys running North and South=

Between N. 17th & N. 19th Sts. Liberty Park				
7	54	Avenue O	Avenue Q	
Blks A, B	Suzanne Park	8 13	Avenue M	Avenue O
2	Koblegards Re. Sub	7 49	Fla. Ave.	Ga. Avenue
1,2,E,B	Maravilla Terrace	5 50)		
1,2	Maravilla Fines	6 39)		
1,2	Ponce de Leon	6 8)		
D	Ponce de Leon Park #2	11 23)		
3	Maravilla West	11 50)	City Limits- Va. Avenue Canal	
1,2	Cortez	5 38)		
48,50,52	Maravilla	7 31)		
78	Maravilla Plaza	5 44)		
1,9,10,14	Paseo Park	10 61)		
1,3,5,7,9	Maravilla	7 31		
59,61,63,65				
79,81,83,85				
87,89,91				
3	DeFina Country Club Estates	10 53)		
2	Misiks Re. Sub	9 60)		
2,4,	Maravilla Court	5 39)	Trinidad Ave. - Va. Avenue Canal	
1	Maravilla Golf Park	5 43)		
	Fairway Park	10 62)		
1	Golfview	6 36)		

And those Fifteen (15) Foot alleys running East & West=

Between Ave. E & Ave. G Washington Heights				
7	46	N. 19th St.	North-South Alley	

15' East-West Alleys

Between Moore's Creek & Ave. B				
7	28	N. 29th St.	N. 31st St.	
1	11	S. 13th St.	Texas Court	

And those Sixteen (16) Foot alleys running North and South in:

2	3	43	Moore's Creek	Avenue B
---	---	----	---------------	----------

3 O.R. 150 396

<u>Blocks</u>	<u>Subdivision</u>	<u>Flat</u> <u>Book</u>	<u>Page</u>	<u>From</u>	<u>Extending</u> <u>To</u>
B-A, B-B, B-C	Westend Add'n	2	5	Boston Avenue	East-West Alley
71, 76, 90	Lawnwood Add'n	2	16	Birch St.	S. 18th Street
75, 91	Lawnwood Add'n	2	16	Birch St.	S. 19th St.

And those Sixteen (16) Foot Alleys running East and West in:

B-C, B-B	Westend Add'n	2	5	Boston Avenue	Delaware Ave.
6	Lawnwood Add'n	2	16	S. 21st Street	S. 19th Street
14	Replat Lawnwood Add'n	9	53	S. 19th Street	S. 17th Street)
22, 23, 25, 26)	Lawnwood Add'n	2	16	Kaufman Avenue	S. 13th Street)
30, 31, 32, 33)	Lawnwood Add'n	2	16	Kaufman Avenue	S. 13th Street)
44, 45, 46	"	"	"	"	S. 13th Street)
54, 55	"	"	"	"	S. 13th Street)
62, 63	"	"	"	"	S. 13th Street)
78, 88	"	"	"	"	S. 13th Street)
73, 74	"	"	"	S. 25th Street	Ormond Avenue
92, 93	"	"	"	S. 25th Street	S. 21st Street

And those Twenty (20) Foot Alleys running East and West in:

Blks. 94, 95 96	Lawnwood Add'n	2	16	S. 25th Street	Ormond Avenue
Blk 109	"	"	"	"	S. 23rd Street
Blk 3	Pinewood	5	24	S. 8th Street	Beach Court
Between Ave. I & J	Richard Edwards	10	1	N. 9th Street	N. 10th Street

And those Twenty (20) Foot alleys running North and South in:

Blks 47, 70 89	Lawnwood Add'n	2	16	S. 21st Street	Quincy Avenue
Blks. 53, 77 97	Lawnwood Add'n	2	16	Birch Street	Quincy Avenue
Between Lots 1 & 2, Blk. 1	Cramer's Add'n	2	10	Existing 10' North-South alley to South Subdivision Line	

And that certain Eight (8) Foot alley running East and West in:

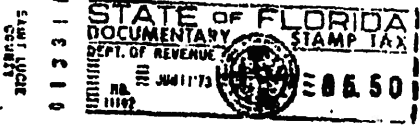
1, 2, 3	Kanawha Park	3	6	S. 13th Street	East Subdivision Line
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ALL AS RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
AND SITUATE IN THE CITY OF FORT PIERCE, FLORIDA.

FILED AND RECORDED
ST. LUCIE COUNTY, FLA.
REC'D

66 JUL 13 AM 5:20
146918

D.P.
BOOK 150 397



256401

This instrument was prepared by:
Name Byron T. Cooksey
Address P. O. Box 700
Vero Beach, Fla. 32960

Warranty Deed

(STATUTORY FORM -- SECTION 689.02 F.S.)

This Indenture, Made this 8th day of May 1973. Between

CHARLES F. HOVEY and ANITA C. HOVEY, his wife

of the County of Middlesex, State of Massachusetts, grantor, and

ROYCE R. LEWIS, as Trustee

whose post office address is 133 South 2nd St., Fort Pierce,

of the County of St. Lucie, State of Florida, grantee,

Witnesseth, That said grantor, for and in consideration of the sum of --\$10.00--

Dollars,

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida, to-wit:

AN UNDIVIDED 1/3 INTEREST IN AND TO:

The North 400 feet of the South 598 feet of Government Lot No. 2, Section 3, Township 35 South, Range 40 East, lying West of U. S. Highway No. 1.

Subject to easements and rights-of-way of record.



256401

FILED AND RECORDED
ST. LUCIE COUNTY, FLA.
JUN 11 10 10 AM '73

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

Bridget O'Sullivan
Edythe M. Kelley
As to Mr. & Mrs. Hovey

Charles F. Hovey (Seal)
Anita C. Hovey (Seal)

STATE OF MASSACHUSETTS
COUNTY OF MIDDLESEX

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared CHARLES F. HOVEY and ANITA C. HOVEY, his wife to me known to be the persons 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 2nd day of May 1973.

My commission expires: October 2, 1975

Edythe M. Kelley
State of Massachusetts
215 374

This instrument was prepared by:

Name Byron T. Cooksey

Address P. O. Box 160

Vero Beach, Florida 32960

Warranty Deed

(STATUTORY FORM — SECTION 689.02 F.S.)

This Indenture, Made this 8th day of May 1973, Between

ELIZABETH H. MORSS joined by her husband SHERMAN MORSS

of the County of Essex, State of Massachusetts, grantor*, and

ROYCE R. LEWIS, as Trustee

whose post office address is 133 South 2nd Street, Fort Pierce,

of the County of St. Lucie, State of Florida, grantee*.

Witnesseth, That said grantor, for and in consideration of the sum of --\$10.00--

Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida, to-wit:

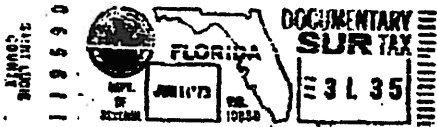
AN UNDIVIDED 1/3 INTEREST IN AND TO:

The North 400 feet of the South 598 feet of Government Lot No. 2, Section 3, Township 35 South, Range 40 East, lying West of U. S. Highway No. 1.

Subject to easements and rights-of-way of record.

FILED AND RECORDED
ST. LUCIE COUNTY FLA
REC'D - CLERK
CLERK COUNTY COURT
REC'D - 5/11/73

JUN 11 10 10 AM '73



256402

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

[Signature]
As to Mr. & Mrs. Morss

[Signature] (Seal)
Elizabeth H. Morss
[Signature] (Seal)
Sherman Morss

STATE OF MASSACHUSETTS
COUNTY OF ESSEX

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

ELIZABETH H. MORSS joined by her husband SHERMAN MORSS

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 8th day of May 1973.

My commission expires:

State of Massachusetts

215 335

013313
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 JUN 11 1973
 \$93.00

256403

This instrument was prepared by:
 Name Byron T. Cooksey
 Address P. O. Box 760
Vero Beach, Florida 32960

Warranty Deed (STATUTORY FORM—SECTION 689.02 F.S.)

This Subenture, Made this 8th day of May 1973, Between

CHANDLER HOVEY, JR. and CYNTHIA B. HOVEY, his wife
 of the County of Nassau, State of New York, grantor*, and
ROYCE R. LEWIS, as Trustee

whose post office address is 133 South 2nd Street, Fort Pierce
 of the County of St. Lucie, State of Florida, grantor*.

Witnesseth, That said grantor, for and in consideration of the sum of ---\$10.00---

Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida, to-wit:

AN UNDIVIDED 1/3 INTEREST IN AND TO:

The North 400 feet of the South 598 feet of Government Lot No. 2, Section 3, Township 35 South, Range 40 East, lying West of U. S. Highway No. 1.

Subject to easements and rights-of-way of record.

1973
 ST. LUCIE COUNTY
 FLORIDA
 DOCUMENTARY SUR TAX
 JUN 11 1973
 \$34.10

256403

FILED IN UNDIVIDED
 ST. LUCIE COUNTY FLA.
 REC'D - ST. LUCIE COUNTY FLA.
 JUN 11 10 11 AM '73

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

Elizabeth F. Charleston
Cynthia B. Hovey
 AS to Mr. & Mrs. Hovey

Chandler Hovey, Jr. (Seal)
Cynthia B. Hovey (Seal)
 _____ (Seal)
 _____ (Seal)

STATE OF NEW YORK
 COUNTY OF NASSAU - NEW YORK

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared **CHANDLER HOVEY, JR. and CYNTHIA B. HOVEY, his wife** to me known to be the person sdescribed 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 9th day of May 1973

My commission expires 3-30-75

Elizabeth F. Charleston
 Notary Public

State of New York - ELIZABETH L. CHARLESTON
 Notary Public, State of New York
 No. 24 201 B160
 Qualified in Kings County
 Certificate filed in New York County
 Term Expires March 30, 1975

215 PAGE 336

1900
2001
SAINT LUCIE COUNTY



DOCUMENTARY SUR TAX \$00.55

STATE OF FLORIDA STAMP TAX \$00.30

257329

This instrument was prepared by:

ROYCE R. LEWIS
Attorney at Law
133 South 2nd Street
FORT PIERCE, FLORIDA

Warranty Deed

(STATUTORY FORM — SECTION 689.02 F.S.)

This Indenture, Made this 21 day of June 1973. Between ROYCE R. LEWIS, both individually and as Trustee, joined by Louise C. Lewis, his wife of the County of St. Lucie, State of Florida, grantor*, and

STANLEY SOLTZER, as to an undivided one-half interest and JACOB S. LAMPERT, as to an undivided one-half interest whose post office address is 48 Brewster Road, Scarsdale, New York of the County of New York, State of New York, grantee*.

Witnesseth, That said grantor, for and in consideration of the sum of -----

----- Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Saint Lucie County, Florida, to-wit:

The North 400 feet of the South 598 feet of Government Lot No. 2, Section 3, Township 35 South, Range 40 East, lying West of U. S. Highway No. 1.

FILED AND RECORDED
ST. LUCIE COUNTY FLA.
ROGER PONTRAS
CLERK CIRCUIT COURT
RECORD VERIFIED

Jan 21 1 21 PM '73
257329

Subject to easements and rights-of-way of record.

This conveyance is being made subject to that certain mortgage encumbering the above described property to Charles F. Hovey Elizabeth H. Morss and Chandler Hovey, Jr. dated June 8, 1973 and recorded in O. R. Book 215, Pages 334, 335 and 336 of the Public Records of St. Lucie County, Florida; which said mortgage the grantees do assume and agree to pay.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.
* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

James C. Spurr
M. Christine Kennedy

Royce R. Lewis (Seal)
Both individually and as Trustee
Louise C. Lewis (Seal)

(Seal)
(Seal)

STATE OF FLORIDA
COUNTY OF ST. LUCIE
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Royce R. Lewis, both individually and as Trustee and Louise C. Lewis, 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 21 day of June 1973.

My commission expires: _____
M. Christine Kennedy
State of Florida at Large



93-215-1767

472984

LTIC - PG
S-C-2
7/1

PERSONAL REPRESENTATIVE'S DEED

132-

THIS INDENTURE, executed the ^{29th} day of August 1979, between Harriet Gilman, as Personal Representative of the Estate of Sylvia Leitzes, deceased, party of the first part, and Robert D. Meyer and Opal I. Meyer, his wife, parties of the second part, whose address is 5310 North Federal Highway, Fort Lauderdale, Florida 33308,

WITNESSETH:

The party of the first part on the 29th day of August 19 79 pursuant to power of sale contained in the Last Will and Testament of the above-named decedent, and in consideration of the premises and the sum of Ten and 00/100 (\$10.00) and other good and valuable consideration in hand paid, grants, bargains, sells, aliens, remises, releases, conveys and confirms to the parties of the second part, and to their heirs and assigns forever, that certain real property situate in St. Lucie County, Florida, more particularly described as follows:

PARCEL I: Begin at the intersection of the South right-of-way for Avenue "O" and the East line of Section 4, thence South along said East line 185 feet More or Less to a point 396 feet North of the SE Corner of the NE $\frac{1}{4}$; thence East 660 feet; thence North parallel to the East line of Section; 332.28 feet more or less, to South Right-of-way of Avenue "O"; thence North 89 degrees, 41 minutes, 02 seconds, East 207.62 feet to P.C. to right, radius 542.96 feet ca 26 degrees, 57 minutes arc, 255.39 feet to point; thence run South 63 degrees 21 minutes, 58 seconds, East 85.61 feet to P.C. Curve left, radius 602.96 feet, arc 138 feet, more or less, to Point of Beginning.

PARCEL II: Begin at the intersection of the North line of Avenue "O" and the East Section line of Section 4, run Northwesterly along curve to right, radius 542.96 feet 109 feet, more or less to point; thence North 63 degrees, 21 minutes, 58 seconds West 85.61 feet to P.C. Curve to left, radius 602.96 feet arc 146 feet more or less to point on a line that is parallel and 315 feet West of the East line of said section, thence North along said parallel line 460 feet, more or less, to Southerly Right-of-way of Canal C-25, thence Southerly along Southerly Right-of-way, 320 feet, more or less, to East line of Section, thence South along said Section line 550 feet more or less, to Point of Beginning.

ALL LYING AND BEING IN SECTION FOUR (4), TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPTING THEREFROM RIGHTS-OF-WAY PUBLIC ROADS AND DRAINAGE CANALS.

SUBJECT TO reservations, restrictive covenants, easements and limitations of record and to taxes assessed for the year 1978 and subsequent years.

FOR 323 PAGE 2977

TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging or in anywise appertaining to that real property.

TO HAVE AND TO HOLD the same to the parties of the second part, and to their heirs and assigns, in fee simple forever.

AND the party of the first part does covenant to and with the parties of the second part, their heirs and assigns, that in all things preliminary to and in and about the sale and this conveyance the orders of the above-named Court and the laws of Florida have been followed and complied with in all respects.

IN WITNESS WHEREOF, the party of the first part has set her hand and seal on the day and year first above written.

Harriet Gilman (SEAL)
Harriet Gilman
Personal Representative of the
Estate of Sylvia Leitzes, Deceased.

Signed, sealed and delivered
in the presence of:

Maria S. Miguel
Witness

Robert Reed
Witness

STATE OF NEW JERSEY
COUNTY OF UNION

I hereby certify that on this day before me, an officer duly authorized and qualified to take acknowledgments, personally appeared Harriet Gilman, Personal Representative for the Estate of Sylvia Leitzes, deceased, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last afore-
said this 14th day of August 1979.

Prepared By:

WILLIAM J. BARNES
Colony Plaza - Suite 101
6431 N. Federal Hwy
Ft. Lauderdale, FL 33308

S:

Maria S. Miguel
Notary Public

MARIA S. MIGUEL
A Notary Public of New Jersey
My Commission Expires Dec. 14, 1982

1980 JAN 17 PM 2:13

472984

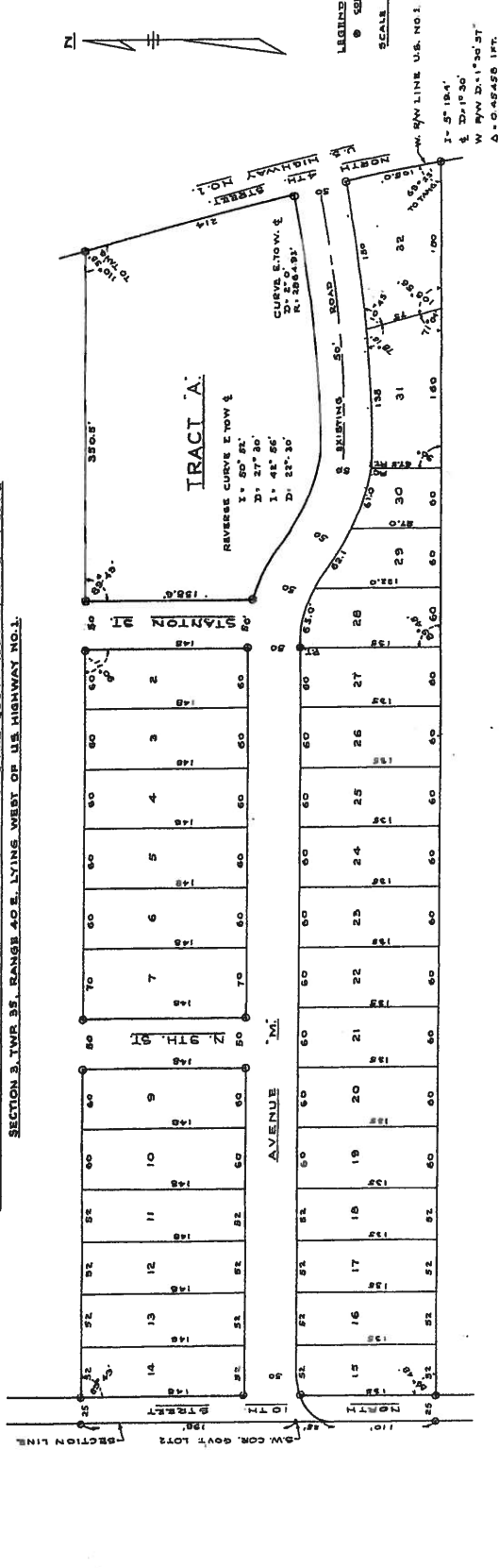
FILED AND RECORDED
ST. LUCIE COUNTY, FLA.
ROGER POITRAS
CLERK CIRCUIT COURT
RECORDED & VERIFIED gjk

BOOK 323 PAGE 2978

MELTONS RIVERVIEW SUBDIVISION.

FORT PIERCE, FLORIDA.

A SUBDIVISION OF THAT PART OF NORTH 135 FEET OF GOVT. LOT 3 AND SOUTH 198 FEET OF GOVT. LOT 2 SECTION 3, TWP. 35, RANGE 40 E., LYING WEST OF U.S. HIGHWAY NO. 1.



SEMIPLA OF REDIGATION.
STATE OF FLORIDA, }
COUNTY OF ST. LUCIE, } ss:
ON THIS DAY OF NOVEMBER, 1922, I, WALTER MELTON,
WHO HEREBY DEDICATE TO THE PUBLIC FOREVER, ALL
STREETS, ALLEYS AND PAVES AS SHOWN THEREON,
THIS PLAT OF LOT 3 AND LOT 2, AND SEAL.

WITNESSES:
James W. Whittle
Fort Pierce, Fla.
Subscribed and sworn to before me this 21st
day of November, 1922.

James W. Whittle
Notary Public
My Comm. expires
June 21, 1923.

CERTIFICATE OF CLERK.
STATE OF FLORIDA, }
COUNTY OF ST. LUCIE, } ss:
I, McRaggett, CLERK OF THE CIRCUIT
COURT, ST. LUCIE COUNTY, FLORIDA, DO HEREBY
CERTIFY THAT I HAVE EXAMINED THE PLAT AND
THAT IT COMPLIES IN FORM WITH ALL OF THE
REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES
AND RECORDED ON PAGE 43 OF PLAT BOOK 9
AND RECORDED ON PAGE 106 OF PLAT BOOK 9
OF THE COUNTY OF ST. LUCIE, FLORIDA, THE CIRCUIT
COURT, ST. LUCIE COUNTY, FLORIDA.

James W. Whittle
CLERK OF THE CIRCUIT COURT OF
ST. LUCIE COUNTY, FLORIDA.
BY James W. Whittle CLERK.

CERTIFICATE OF APPROVAL.
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN
APPROVED BY THE BOARD OF COUNTY COMMISSIONERS
OF ST. LUCIE COUNTY, FLORIDA,
DATED THIS 18 DAY OF October, 1922.

James W. Whittle
CITY MANAGER.

ENGINEER'S CERTIFICATE.
STATE OF FLORIDA, }
COUNTY OF ST. LUCIE, } ss:
I HEREBY CERTIFY THAT THIS PLAT IS MADE FROM
AN ACTUAL SURVEY MADE BY ME, THAT IT IS A CORRECT
REPRESENTATION OF THE LAND PLATTED, AND THAT PERMANENT
MARKS HAVE BEEN SET AND THAT PERMANENT
FOR UNDER CHAPTER 177, FLORIDA STATUTES ANNOTATED,
DATED THIS 15 DAY OF SEPTEMBER, 1922.

James W. Whittle
CIVIL ENGINEER
L.S. #750.

CITY ORDINANCE 666
RECORDED IN ORIGINAL RECORD
BOOK 250 PAGE 2057
BY James W. Whittle
CLERK



JAMES W. WHITTLE
COUNTY SURVEYOR REG. 750.
FORT PIERCE, FLA.
DATE - SEPTEMBER 19, 1922.
SCALE 1" = 50'

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted, except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

and assigns forever, the following described land, situate, lying and being in the County of St. Lucie and State of Florida, to-wit:

Lots 5 and 10, Block 10, Surf Side Plaza, Unit One, Fort Pierce Beach, Florida, according to the records filed in the office of the Clerk of the Circuit Court of St. Lucie County, Florida.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its proper officers, and its corporate seal to be affixed, attested by its Secretary, the day and year above written.

(Corp. Seal)

McCarley, Inc.
By R. L. McCarley
President.

Attest: R. J. Cromie
Secretary.

Signed, sealed and delivered in the presence of:

Gertrude B. Day
Keith Brown

STATE OF Florida)
COUNTY OF Palm Beach)

I HEREBY CERTIFY, That on this 26th day of September, A. D. 1929, before me personally appeared R. L. McCarley and R. J. Cromie respectively President and Secretary of McCarley Inc. a corporation under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing instrument and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

WITNESS my hand and official seal at West Palm Beach in the County of Palm Beach and State of Florida, the day and year last aforesaid.

(N.P. Seal)

Gertrude B. Day
Notary Public, State of Florida at Large
My Commission expires Dec. 17, 1930

Filed and recorded this 29 day of Oct. A. D. 1929, at 8:47 A. M.

(Cl. Ut. Seal)

P. C. Eldred, Clerk Circuit Court
By Cornelia Keen B. C.

E. K. SUMNER, SPECIAL MASTER TO ST. LUCIE COUNTY BANK & TRUST CO.
MASTER'S DEED

THIS INDENTURE, Made the Ninth day of October, 1929, between E. K. SUMNER, as SPECIAL MASTER IN CHANCERY, of the first part, and St. Lucie County Bank and Trust Company, a corporation, of the second part:

WHEREAS, the Circuit Court of the 21st Judicial Circuit of the State of Florida, in and for the County of St. Lucie, in Chancery, on the Fourth day of September, 1929, among other things ordered, adjudged and decreed, in a certain cause then pending in the said Court, between St. Lucie County Bank and Trust Company, A corporation complainant, and Fort Pierce Golf & Country Club, a corporation, defendant, that the mortgaged premises mentioned in said decree, and hereinafter particularly described, be sold by said Master, at public auction, the said Master first giving four weeks notice of the time and place of sale, in a newspaper published

at Fort Pierce, in the said State, to-wit, the Fort Pierce News-Tribune,

AND WHEREAS, the said Special Master, E. K. SUMNER and party of the first part to these presents, in pursuance of the said order and decree of the said Court in Chancery, did, on the Seventh day of October, 1929, sell at public auction the said mortgaged premises hereinafter particularly described, having first given previous notice of the time and place of sale, with a description of the said premises, agreeable to the order aforesaid; at which sale the said mortgaged premises, hereinafter particularly described, were sold to the said party of the second part for the sum of Ten thousand and no/100 dollars, that being the highest sum bidden for the same.

NOW, THEREFORE, THIS INSTRUMENT WITNESSETH: That the said Special Master, in order to carry into effect the said sale so made as aforesaid, in pursuance of the said decree of the said Court of Chancery, in consideration of the premises, and of the said sum of Ten thousand and no/100 dollars, paid at the time of the execution hereof, by the said party of the second part to the said Special Master, the receipt whereof he does hereby acknowledge, has granted, bargained and sold, aliened, released, conveyed and confirmed, and by these presents does grant, bargain and sell, alien, release, convey and confirm unto the said party of the second part, and to its successors and assigns forever, the certain parcel of land in the County of St. Lucie, State of Florida, described as follows:

Commencing three (3) chains North of Southwest corner of Lot Two (2) of Section line dividing Sections three (3) and four (4) and running East to the right of way of the Florida East Coast Railway Company on the South boundary of the property formerly owned by A. Y. F. Hogg to the right of way of public highway as now located; thence run North on the West boundary of Public highway, a distance of 620 feet to the North boundary of land formerly owned by George Ashby; thence run West on North boundary of land formerly owned by George Ashby to Section line dividing Sections three (3) and four (4) and thence run South to point of beginning, all being in Section three (3), Township Thirty-five (35) South, Range Forty (40) East; and

Commencing on the South bank of Taylor's Creek where it is crossed by the Section line dividing Sections Three (3) and Four (4), Township Thirty-five (35) South, Range Forty (40) East; running thence South on said Section line 49 rods; thence West 75 rods; thence East meandering the bank of Taylor's creek to point of beginning, all being in Section Four (4), Township Thirty-five (35) South, Range Forty (40) East;

Also beginning on the North bank of Taylor's Creek at the boundary line of public highway as now located; run thence North along the West boundary of the public highway to the Section line dividing Sections 3 and 10; thence run West on said Section line to the Section corner; run thence South along the Section line of Sections 3 and 4 to the North bank of Taylor's Creek, run thence Easterly meandering the North Bank of Taylor's Creek to the West boundary of public highway, which is point of beginning, all being in Section 3, Township 35 South, Range 40 East;

And also the $N\frac{1}{2}$ of the $S\frac{1}{2}$ of the $NE\frac{1}{4}$ of the $NE\frac{1}{4}$ of Sec. 4, Twp. 35 South, Range 40 East;

Commencing at the Northwest corner of land sold to Alice Pell, described in Deed Book 7, page 58, Records of Brevard County, Florida, run thence East to the

Florida East Coast Ry. right of way, thence North along said right of way to the South bank of Taylor's Creek, thence Westerly along South Bank of Taylor's Creek to the Northeast corner of land conveyed to Edward George Schilder by deed recorded in Deed Book P, page 286, Records of Brevard County, Florida; thence South along said Schilder's East line 520 ft. more or less to a point 20 feet due West of the point of beginning, thence East 20 feet to the point of beginning. Beginning at the Northeast corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4, Township 35 South, Range 40 East, run thence West 990 feet, thence South 660 feet, thence East 990 feet, thence North 660 feet to the point of beginning, containing 10 acres, more or less.

And also the NE $\frac{1}{4}$ of the E $\frac{1}{2}$ of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Four (4), Township Thirty-five (35) South, Range Forty (40) East.

The E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4, Township 35 South, Range 40 East, St. Lucie County, Florida.

together with all and singular the rights, members, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD all and singular the said premises, above mentioned and described, and hereby granted and conveyed, or intended as to be, with the appurtenances, unto the said party of the second part, its successors and assigns, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, the said Special Master in Chancery, as aforesaid, has herunto set his hand and seal, the day and year first above written.

Signed, sealed and delivered in the presence of:

Angus Sumner

Rose Anne MoManus

E. K. Sumner (Seal)
As Special Master in Chancery, as aforesaid.

STATE OF FLORIDA,)
ST. LUCIE COUNTY.)

I, an officer duly authorized to take acknowledgments, hereby certify that E. K. SUMNER is well known to me, and known to me to be the individual described in and who executed the foregoing deed of conveyance, and that he acknowledged before me that he executed the foregoing deed, as Special Master in Chancery, aforesaid, for the purposes therein expressed.

Witness my hand and official seal, the Ninth day of October, A. D. 1929, in the State and County aforesaid.

(N.P. Seal)

Rose Anne MoManus
Notary Public, State of Florida at Large
My Commission Expires Jan. 31, 1932

Filed and recorded this 29 day of Oct. A. D. 1929, at 9:31 A. M.

(St. Ct. Seal)

P. C. Eldred, Clerk Circuit Court
By *Cornelius Keen* D. C.

Filed and recorded this the 7th. day of May A.D. 1937 at 8:36 P.M.

(Cl. Cl. seal)

W.R. LOTT, CLERK CIRCUIT COURT

BY Jessie Hambliter, C.

Receipt Verified

#9489

WARRANTY DEED

St. Lucie County Bank & Trust Co. to St. Lucie Securities Corporation

THIS INDENTURE, made this 5th. day of May A.D. 1937 between St. Lucie County Bank and Trust Company, a corporation existing under the laws of the State of Florida, with its principal place of business in the County of St. Lucie and State of Florida, party of the first part, and St. Lucie Securities Corporation, a Florida corporation, with its principal place of business in the County of St. Lucie and State of Florida, party of the second part, WITNESSETH, That the said party of the first part for and in consideration of the sum of Ten (\$10.00) dollars and other valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey and confirm unto the said party of the second part, and their heirs and assigns forever, all that certain parcel of land lying and being in the County of St. Lucie and State of Florida, more particularly described as follows:

(\$10 Florida Doc. stamp cancelled)

Commencing Three chains North of Southwest corner of Lot 2 of Section line dividing Sections 3 and 4 and running East to the right of way of the Florida East Coast Railway Co., on the South boundary of the property formerly owned by A Y W Hogg to the right of way of public highway as now located-- thence run North on the West boundary of Public Highway, a distance of 620 feet to the North boundary of land owned by George Ashby-- thence run West on North boundary of land formerly owned by George Ashby to Section line dividing Sections 3 and 4 and thence run South to point of beginning, all being in Section 3, Township 35 South, Range 40 East,-- and--

Commencing on the South bank of Taylor's Creek where it is crossed by the Section line dividing Sections 3 & 4, Township 35 South, Range 40 East-- thence running South on said Section line 49 rods-- thence West 75 rods-- thence East meandering the bank of Taylor's creek to point of beginning-- all being in Section 4, Township 35 South, Range 40 East.

And also the N 1/2 of the S 1/2 of the NE 1/4 of the NE 1/4 of Section 4 Township 35 South, Range 40 East.

Commencing at the Northwest corner of land sold to Alice Bell, described in Deed Book Y, page 88, Records of Brevard County, Florida, run thence East to the Florida East Coast Railway right of way, thence North along said right of way to the South bank of Taylor's Creek to the Northwest corner of land conveyed to Edward George Schilder of deed recorded in Deed B Book P, page 236 Records of Brevard County,

COMMERCIAL RECORDS BOOK 90 PAGE 333

Florida, thence South along said Schilder's East line 520 feet, more or less to a point 20 feet due West of the point of beginning, thence East 20 feet to the point of beginning.

Beginning at the Northeast corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4, Township 35 South, Range 40 East, run thence West 990 feet, thence South 660 feet, thence 990 feet, thence North 660 feet to the point of beginning containing 18 acres, more or less.

And also the N $\frac{1}{2}$ of the N $\frac{1}{2}$ of the Northeast quarter (NE $\frac{1}{4}$) of the Northeast quarter (NE $\frac{1}{4}$) of Section 4, Township 35 South, Range 40 East.

The E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4, Township 35 South, Range 40 East, St. Lucie County, Florida. Recorded Book 61, page 221, Records of St. Lucie County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances with every privilege, right title, interest and estate, reversion, remainder and easement thereto belonging or in any-wise appertaining: TO HAVE AND TO HOLD the same in fee simple forever.

This deed is given to correct mistake made in a former deed in which the party of the first part deeded the herein described property to K.L. Scott, T.P. Goodbody, J.E. Harris, Axel Hallstrom and Frank M. Upton, as trustees for the St. Lucie Securities Corporation, a dissolved corporation. The St. Lucie Securities Corporation having never been dissolved and the party of the first part having intended to deed said property to the St. Lucie Securities Corporation through a mistake in fact made and recorded the former deed but never did deliver the same to the grantees nor was the same ever accepted by the grantees therein.

And the said party of the first part doth covenant with the said party of the second part that it is lawfully seized of the premises; that they are free of all incumbrances, and that it has good right and lawful authority to sell the same; and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its Vice-President and its corporate seal to be affixed, attested by its V. PRES., the day and year above written.

(Corporate seal)
G. R. E. A. L.

ST. LUCIE COUNTY BANK AND TRUST
COMPANY

By G.R. Nottingham,
Vice-President

Signed, sealed and delivered
in Our Presence:

STATE OF FLORIDA)
COUNTY OF ST. LUCIE)

I HEREBY CERTIFY, That on this 5th day of May A.D. 1937 before me personally appeared G.R. Nottingham, Vice-President of St. Lucie County Bank and Trust Company, a corporation under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing conveyance to St. Lucie Securities Corporation, and he acknowledged the execution thereof to be his free act and deed as such officer, for the uses and purposes therein mentioned; and that he affixed thereto the official seal of said corporation;

and the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Fort Pierce, in the County of St. Lucie and State of Florida, the day and year last aforesaid.

(Notary seal)

Rose Anne McManus
Notary Public, State of Florida at Large
My commission expires Feb. 17, 1940

Filed and recorded this the 8th. day of May A.D. 1937 10:10 A.M.

(Ct. Ct. seal)

W.R. LOTT, CLERK CIRCUIT COURT
BY Jessie Hambleton D.C.

Record Verified

19488

WARRANTY DEED

St. Lucie County Bank & Trust Co. to St. Lucie Securities Corporation.

THIS INDENTURE, made this 2nd. day of January A.D. 1937 between St. Lucie County Bank and Trust Company, a corporation existing under the laws of the State of Florida, with its principal place of business in the County of St. Lucie and State of Florida, party of the first part, and St. Lucie Securities Corporation, a Florida corporation, with its principal place of business in the County of St. Lucie and State of Florida, party of the second part,

WITNESSETH, That the said party of the first part for and in consideration of the sum of Ten (\$10.00) Dollars, and other valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey and confirm unto the said party of the second part, and their heirs and assigns forever, all that certain parcel of land lying and being in the County of St. Lucie and State of Florida, more particularly described as follows:

The South 550 feet of Lot 4 and the North 550 feet of Lot 5, all in Section 18, Township 35 South, Range 41 East.

Beginning at the Southeast corner of Lot 4, Section 1, Township 35 South, Range 40 East, and running North 100 feet; thence Southwesterly to the Northwest corner of Lot 5, in said Section, Township and Range; thence run East to the point of beginning.

Also all of Lot 5, in Section 1, Township 35 South, Range 40 East.

Also the N¹/₂ of Lot 9, Section 1, Township 35 South, Range 40 East.

Also, all of Government Lot 6 of Section 1, Township 35 South, Range 40 East, containing 40 acres or less, more or less, according to Government survey of said land.

(.10 cents Fla. Doc. stamp cancelled)

Excepting however from the last above described tract of land, a certain 5 acre parcel of land conveyed by Mrs. Dora H. Tubbs to W.W. Brown on January 11, 1894 and filed October 20, 1897, and recorded in Deed Book 80, page 10, of the public records of Brevard County, Florida, which said 5 acre parcel of land is described as follows, to-wit:

70020

SHERIFF'S DEED

H. A. Brown, Sheriff of St. Lucie County

to

J. W. Reynolds

THIS INDENTURE, made this 7th. day of July, in the year of our Lord one thousand nine hundred and thirty-seven, between H. A. Brown Sheriff of St. Lucie County, State of Florida, of the first part; and J.W. Reynolds of the second part, whose permanent address is Pittsburg, County of _____, State of Pennsylvania.

WHEREAS, by virtue of a certain execution issued out of and under the seal of the Circuit Court for St. Lucie County aforesaid, dated the 5th. day of June, A.D. 1937, at the suit of J. W. Reynolds, plaintiff, against St. Lucie Security Corporation, defendant, directed and delivered to the said Sheriff, commanding him, that of the goods and chattels, lands and tenements of said defendant, he cause to be made certain moneys in said execution specified, the said Sheriff did levy on and seize all the estate, right, title and interest which the said defendant had or, in and to the property hereinafter described; and on the first Monday in July A.D. 1937, being the 5th day of the month, and a legal sale day, said the said property at public auction in front of the Court house, in the City of Fort Pierce in said State and County, having first given public notice of the time and place of such sale, by advertising said property for sale in manner and form as required by the statute in such case made and provided, in the Fort Pierce News Tribune; an official newspaper published in said Fort Pierce, in said County, for thirty days next preceding said day of sale; and that at such sale the said property was struck off to the said party of the second part, for the sum of five hundred dollars and no (\$500.00) cents, he being the highest bidder therefor, and that being the highest sum bid for the same.

NOW THIS INDENTURE WITNESSETH, that the said party of the first part, as Sheriff as aforesaid, by virtue of the said execution, and in pursuance of the statute in such case made and provided, and in consideration of the sum of money so bid as aforesaid, and in hand paid to the said party of the first part by the said party of the second part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, hath granted, bargained, sold and conveyed and by these presents doth grant, bargain, sell and convey unto the said J. W. Reynolds, the said party of the second part, all the estate, right, title and interest, which the said defendant had on the ___ day of ___ A.D. 19___, or at any time afterwards, or, in and to all that certain real property in the County of St. Lucie, Florida, known and described as follows:

All of Government Lots 1 and 2 in Section 12, Township 33 South, Range 40 East, also all of Government Lots 1, 2, 3 and 4 of Section 7, Township 33 South, Range 41 East; lying and being in St. Lucie County, Florida. EXCEPT, however, the following described land in Surfside Subdivision, according to Plat of said Subdivision recorded in Plat Book 2, page 4, to-wit:

- Lots 1, 2, 4, 5, 6, 10, 11, 12, 13, 14 and 15, Block 22;
- Lots 7, 10, 12, 13 and 14, Block 13; Lot 13, Block 13;
- Lots 3, 8 and 9, Block 21; Lots 1 and 2, Block 20; Lot 1, Block "A", and Lot 1, Block 38.
- Lot 23-- Block 29, Biltmore Subdivision, lying and being in St. Lucie County, Florida
- Lot 1 of Block 1 of Cortez Park, as per plat thereof, filed in Plat Book 3, page 38

Lot 21--Block 18-- of the Assessor's Map of the North Part of Fort Pierce, Florida, said Block 18, being original Block "K" of the Edgartown plat now incorporated in the City of Fort Pierce, Florida.

Also the South half of Lot 11 and all of Lots 12, 13, 14 and 15 of Fee's Subdivision as per plat thereof on file in Plat Book 4 at page 44 of the public records of St. Lucie County, Florida.

The South 550 feet of Lot 4 and the North 550 feet of Lot 5, all in Section 10, Township 35, South, Range 41 East.

Beginning at the Southeast corner of Lot 4, Section 1, Township 35 South, Range 40 East, and running North 100 feet; thence Southwesterly to the Northwest corner of Lot 5 in said Section, Township and Range; thence run East to the point of beginning.

Also, all of Lot 5 in Section 1, Township 35 South, Range 40 East.

Also, the N $\frac{1}{2}$ of Lot 9, Section 1, Township 35 South, Range 40 East.

Also, all of Government Lot 8 of Section 1, Township 35 South, Range 40 East, containing 40 acres of land, more or less, according to Government survey of said land.

Excepting however from the last above described tract of land, a certain 5 acre parcel of land conveyed by Mrs. Bora H. Tuon to W. W. Brown on January 11, 1894, and filed October 23, 1897, and recorded in Deed Book DD, page 10, of the public records of Brevard County, Florida, which said 5 acre parcel of land is described as follows, to-wit:

Commencing at the Northeast corner of Lot 8, of Section 1, Township 35 South, Range 40 East, and running South 415 feet; thence west 585 feet; thence North 415 feet, thence East 535 feet to the point of beginning, containing 5 acres, more or less.

Commencing Three chains North of Southwest corner of Lot 8, of Section 1, Township 35 South, Range 40 East, and running East to the right of way of the Florida East Coast Railway Co. on the South boundary of the property formerly owned by A. Y. W. Hogg, to the right of way of public highway as now located-- thence run North of the West boundary of Public Highway, a distance of 820 feet to the North boundary of land owned by George Ashby-- thence run East on North boundary of land formerly owned by George Ashby to section line dividing Sections 3 and 4 and thence run South to point of beginning, all being in Section 3, Township 35 South, Range 40 East,-- and

Commencing on the South bank of Taylor's Creek where it is crossed by the section line dividing Sections 3 & 4, Township 35 South, Range 40 East-- thence running South on said section line 49 rods-- thence West 75 rods-- thence East meandering the bank of Taylor's creek to point of beginning; all being in Section 4, Township 35 South, Range 40 East.

And also the N $\frac{1}{2}$ of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4, Township 35 South, Range 40 East.

Commencing at the northwest corner of land sold to Alice Jell, described in Deed Book Y, page 82, records of Brevard County, Florida, run thence East to the Florida East Coast Railway right of way, thence North along said right of way to the South bank of Taylor's Creek to the Northeast corner of land conveyed to Edward George Jochler, in Deed Book P, page 250, records of Brevard County, Florida, thence South along said Jochler's East line 320 ft, more or less to a point 20 feet West of the point of beginning, thence East 20 feet to the point of beginning.

Beginning at the Northeast corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4, Township 35 South, Range 40 East, run thence West 990 feet, thence South 660 feet, thence East 990 feet, thence North 660 feet to the point of beginning, containing 15 acres, more or less.

And also the N $\frac{1}{2}$ of the E $\frac{1}{2}$ of the Northeast quarter (NE $\frac{1}{4}$) of the Northeast quarter (NE $\frac{1}{4}$) of Section 4, Township 35 South, Range 40 East.

The E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4, Township 35 South, Range 40 East, St. Lucie County, Florida. Recorded Book 41, page 221, Records of St. Lucie County, Florida.

TO HAVE AND TO HOLD said described property unto said party of the second part, his heirs and assigns forever, as fully and absolutely as the said party of the first part, as Sheriff of aforesaid, can or should convey by virtue of said execution and the laws relating thereto.

IN WITNESS WHEREOF, the said party of the first part, as Sheriff as aforesaid, has hereunto set his hand and affixed his seal, this 7th day of July A.D. 1937

Signed, sealed and delivered in presence of:

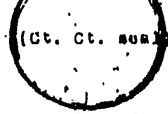
Estelle Clark
John Merritt

H. A. Brown (seal)
Sheriff of St. Lucie County

STATE OF FLORIDA,
ST. LUCIE COUNTY.

Personally appeared before me D. A. Brown, Sheriff, to me well known, and acknowledged the execution of the within deed for the purpose therein expressed.

WITNESS my hand and seal the 7th day of July, 1937.



W. H. Lott, Clerk Circuit Court
By W. C. Baggett, D. C.

Filed and recorded this the 14 day of July A.D. 1937 at 10:36 A.M.



W. H. LOTT, CLERK CIRCUIT COURT
BY Jessie Hambleton D.C.

Record Verified

COMMISSIONER
RECORDS
ST. LUCIE COUNTY
FLORIDA

#9021

A F F I D A V I T

John C. Walker

to

whom it may concern

STATE OF FLORIDA)
BREVARD COUNTY) ss.

THE H. & W. B. DREW COMPANY, A CORPORATION
-VS-
J. C. WALKER

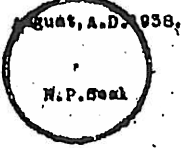
TO WHOM IT MAY CONCERN:

Personally appeared before me, the undersigned officer duly authorized by law, administrator of the and take acknowledgments, J. C. WALKER, of New Galie, Brevard County, Florida, who, being by me first duly sworn, deposes and on oath, says: That he is a resident of Brevard County, Florida, but formerly, up until about the year 1926 or 1927, lived and resided at Fort Pierce, St. Lucie County, Florida, where he was engaged in the practice of law; that while he resided at Fort Pierce, St. Lucie County, Florida, there was a civil suit brought against him, said deponent, in the Civil Court of Record of Duval County, Florida, said suit having been brought against him by The H. & W. B. Drew Company, a corporation of Jacksonville, Duval County, Florida, and a final judgment was obtained against him, said deponent, and filed of record in the office of the Clerk Circuit Court of St. Lucie County, Florida, in Foreign Judgment Book No. 1, page 431, the said judgment being for the amount of \$110.00 damages, besides costs in the amount of \$4.64; said judgment was obtained in said Court in Jacksonville, Florida, on June 22nd, 1926, numbered 15-112, and a certified copy of same filed in the Clerk's Office in St. Lucie County, Florida, on July 3rd, 1926; that said judgment aforesaid was against him, the deponent, and was not against one J. C. WALKER, who is now living at Fort Pierce, Florida, and who was formerly doing business at Fort Pierce as Walker Chevrolet Company; that deponent's name is John C. Walker but is usually signed simply as J.C. Walker, while the J.C. Walker now residing at Fort Pierce Florida, is named Joseph C. Walker; that the lien of judgment, if any, obtained against me is not a lien or judgment against any property owned by the J.C. Walker now living at Fort Pierce. The deponent further swears that the said judgment was paid and satisfied to the Attorney for the Plaintiff and should be of record, satisfied.

John C. Walker

On this day personally appeared before me, W.L.Sullivan to me well known and known to me to be the individual described in and who executed the foregoing Agreement, and acknowledged that he executed the same for the purpose therein expressed.

IN WITNESS WHEREOF, I have hereunto affixed my hand and official seal, this 22nd day of



E.S. Willes
Notary Public, State of Florida at Large
My Commission Expires Jan. 15, 1939

Filed and recorded this 21st day of September, A.D. 1938, at 10:03 A.M.



W.R. LOTT, CLERK CIRCUIT COURT.
BY *Alley Sue Smith* D.C.

Record Verified

#11869

B.A. BROWN



SHERIFF'S DEED

J.W. HAYNOLDS

THIS INDENTURE, Made this 7th day of July, in the year of our Lord one thousand nine hundred and thirty-seven, between B.A. Brown, Sheriff of St. Lucie County, State of Florida, of the first part; and J.W. Reynolds of the second part, whose permanent address is Pittsburg, County of State of Pennsylvania.

WHEREAS, By virtue of a certain execution issued out of and under the seal of the Circuit Court for St. Lucie County aforesaid, tested the 5th day of June, A.D. 1937, at the suit of J.W. Reynolds, plaintiff, against St. Lucie Securities Corporation, defendant, directed and delivered to the said Sheriff, commanding him, that of the goods and chattels, lands and tenements of said defendant, he cause to be made certain moneys in said execution specified, the said Sheriff did levy on and seize all the estate, right, title and interest which the said defendant had of, in and to the property hereinafter described; and on the first Monday in July A.D. 1937, being the 5th day of the month, and a legal sale day, sold the said property at public auction in front of the Court House, in the City of Fort Pierce in said State and County, having first given public notice of the time and place of such sale, by advertising said property for sale, in manner and form as required by the statute in such case made and provided, in the Fort Pierce News Tribune, an official newspaper published in said Fort Pierce, in said County, for thirty days next preceding said day of sale; and that at such sale the said property was struck off to the said party of the second part, for the sum of five hundred dollars and no (\$500.00) cents, he being the highest bidder therefor, and, that being the highest sum bid for the same.

NOW THIS INDENTURE WITNESSETH, That the said party of the first part, as Sheriff as aforesaid, by virtue of the said execution, and in pursuance of the statute in such case made and provided, and in consideration of the sum of money so bid as aforesaid, and in hand paid to the said party of the first part by the said party of the second part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, hath granted, bargained, sold and conveyed, and by these presents doth grant, bargain, sell and convey unto the said J.W. Reynolds, the said party of the second part, all the estate, right, title and interest, which the said defendant had on the 5th day of June, A.D. 1937; or at any time afterwards, of, in and to all that certain real property in the County of St. Lucie, Florida, known and described as follows:

All of Government Lots 1 and 2 in Section 18, Township 35 South, Range 40 East, also all of Government Lots 1, 2, 3, and 4 of Section 7, Township 35 South, Range 41 East; lying and being in St. Lucie County, Florida. Except, however, the following described land in Surfside Subdivision, according to Plat of said Subdivision recorded in Plat Book A, page 6, to-wit:

Lots 1, 2, 4, 5, 6, 10, 11, 12, 13, 14 and 15, Block 22;
Lots 7, 10, 12, 13 and 14, Block 13; Lot 10, Block 15;

Lots 5, 9, and 9, Block 21; Lots 1 and 2, Block 20;
Lot 1, Block "A", and Lot 1, Block 35.

Lot 23-- Block 29, Biltmore Subdivision, lying and being in St. Lucie County, Florida.

Lot 1 of Block 1 of Cortex Park, as per plat thereof filed in Plat Book 5, page 38.

Lot 21--Block 16--of the Assessors Map of the North Part of Fort Pierce, Florida, said Block 16 being original Block "K" of the Edgartown plat now incorporated in the City of Fort Pierce, Florida.

Also the South half of Lot 11 and all of Lots 12, 13, 14 and 15 of Fee's Subdivision as per plat thereof on file in Plat Book 4 at page 44 of the public records of St. Lucie County, Florida.

The South 550 feet of Lot 4 and the North 550 feet of Lot 5, all in Section 18, Township 35, South, Range 41 East.

Beginning at the Southeast corner of Lot 4, Section 1, Township 35 South, Range 40 East, and running North 100 feet; thence South-westerly to the Northwest corner of Lot 5 in said Section, Township and Range; thence run East to the point of beginning.

Also, all of Lot 5 in Section 1, Township 35 South, Range 40 East.

Also, the $\frac{N}{2}$ of Lot 9, Section 1, Township 35 South, Range 40 East.

Also, all of Government Lot 6 of Section 1, Township 35 South, Range 40 East, containing 40 acres of land, more or less, according to Government survey of said land.

Excepting however from the last above described tract of land, a certain 5 acre parcel of land conveyed by Mrs. Dora H. Tubbs to W. W. Brown on January 11, 1894, and filed October 20, 1897, and recorded in Deed Book 12, page 10, of the public records of Brevard County, Florida, which said 5 acre parcel of land is described as follows, to-wit:

Commencing at the Northeast corner of Lot 6, of Section 1, Township 35 South, Range 40 East, and running South 415 feet; thence West 525 feet;

DEED RECORD
BOOK 12
PAGE 313

thence North 415 feet; thence East 325 feet to the point of beginning, containing 5 acres, more or less.

Commencing Three chains North of Southwest corner of Lot 2 of Section line dividing Sections 3 and 4 and running East to the right of way of the Florida East Coast Railway Co. on the South Boundary of the property formerly owned by A.M. Hogg to the right of way of public highway as now located-- thence run North on the West boundary of Public Highway, a distance of 620 feet to the North boundary of land owned by George Ashby--thence run West on North boundary of land formerly owned by George Ashby to Section line dividing Sections 3 and 4 and thence run South to point of beginning, all being in Section 3, Township 35 South, Range 40 East, -- and

Commencing on the South bank of Taylor's Creek where it is crossed by the Section line dividing Sections 3 & 4, Township 35, South, Range 40 East-- thence running South on said Section line 49 rods-- thence West 75 rods--thence East meandering the bank of Taylor's creek to point of beginning-- all being in Section 4, Township 35 South, Range 40 East--

And also the E 1/2 of the S 1/2 of the NE 1/4 of the NE 1/4 of Section 4, Township 35 South, Range 40 East.

Commencing at the Northwest corner of land sold to Alice Bell, described in Deed Book Y, Page 82, Records of Brevard County, Florida, run thence East to the Florida East Coast Railway right of way, thence North along said right of way to the South bank of Taylor's Creek to the Northeast corner of land conveyed to Edward George Schilder, in Deed Book P, page 236, Records of Brevard County, Florida, thence South along said Schilder's East line 580 ft, more or less to a point 20 feet due West of the point of beginning, thence East 20 feet to the point of beginning.

Beginning at the Northeast corner of the SW 1/4 of the NE 1/4 of Section 4, Township 35 South, Range 40 East, run thence West 990 feet, thence South 660 feet, thence East 990 feet, thence North 660 feet to the point of beginning, containing 15 acres, more or less.

And also the E 1/2 of the N 1/2 of the Northeast quarter (NE 1/4) of the Northeast quarter (NE 1/4) of Section 4, Township 35 South, Range 40 East.

The E 1/2 of the NW 1/4 of the NE 1/4 of Section 4, Township 35 South, Range 40 East, St. Lucie County, Florida, Recorded Book 61, page 221, Records of St. Lucie County, Florida.

TO HAVE AND TO HOLD said described property unto said party of the second part, his heirs and assigns forever, as fully and absolutely as the said party of the first part, as Sheriff as aforesaid, can or should convey by virtue of said execution and the laws relating thereto. IN WITNESS WHEREOF, The said party of the first part, as Sheriff as aforesaid, has hereunto set his hand and affixed his seal, this 7th day of July, A.D. 1937.

B. A. Brown (SEAL)

Sheriff of St. Lucie County.

Signed, sealed and delivered in presence of:

Estelle Clark
John Merritt

(50¢ U.S. Documentary Stamp, cancelled)

STATE OF FLORIDA,
ST. LUCIE COUNTY.

Personally appeared before me B.A. Brown, Sheriff, to me well known, and acknowledged the execution of the within deed for the purpose therein expressed.

WITNESS my hand and seal the 7th day of July, 1937.

CIR. CT. SEAL

W. R. LOTT, CLERK CIRCUIT COURT,
BY W. C. Baggett, D. C.

Filed For Record this 14 Day of July, A. D. 1937, at 10:38 A. M. and Recorded in Vol. 90 At Page 555 of Deed Record and Verified.

(Circular stamp: Nov. 6th Dec)

W. R. LOTT, Clerk
By Jessie Hamblen
Deputy Clerk

ST. LUCIE COUNTY, FLORIDA

Filed and recorded this 22nd day of September, A. D. 1938, at 9:29 A. M.

CIR. CT. SEAL

W. R. LOTT, CLERK CIRCUIT COURT,
BY *(Signature)* D. C.

DEED RECORD BOOK 93

RECORDED

#11889

M. A. SMITH, LIQUIDATOR

TO

S. F. ELLINOR

DEED

THIS INDENTURE Made this 17th day of February, A. D. 1934, by and between M. A. SMITH, as Liquidator of FORT PIERCE BANK, a Florida corporation, as party of the first part, and S. F. ELLINOR, whose permanent address is Fort Pierce County of St. Lucie, State of FLORIDA, party of the second part, WITNESSETH THAT:

WHEREAS, M. A. SMITH has been appointed as Liquidator of the FORT PIERCE BANK by the Honorable J. M. Lee, Comptroller of the State of Florida, under date of March 10, 1933, and

WHEREAS, the said M. A. SMITH, Liquidator as aforesaid, having contracted to sell certain real estate, the property of said FORT PIERCE BANK, lying and being in the County of ST. LUCIE, and more particularly hereinafter described, to the party of the second part for the sum of EIGHT HUNDRED AND NO/100 DOLLARS (\$800.00), payable \$200.00 in cash and the balance within one year secured by note for \$600.00 with eight per cent interest per annum, due and payable in one year, said note to be secured by mortgage on property hereinafter described.

and the said M. A. Smith having reported the terms of said prospective sale to the Court of proper jurisdiction by a Petition, and the Court being fully advised of the conditions of said sale and satisfied that the terms thereof were fair and reasonable and that the conditions were such as the interest of said FORT PIERCE BANK required, and the Court having made an order, dated the 28th day of December, A. D. 1935, approving the said sale to the party of the second part and authorizing the execution and delivery of a deed to the said party of the second part, conveying the real estate hereinafter described on the terms hereinafore set forth.

NOW, THEREFORE, in consideration of the premises, the said party of the first part by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the said party of the second part, his heirs and assigns forever, that certain property in the County of St. Lucie, State of Florida, more particularly described as follows, to wit:

Lots Four (4) and Five (5), Block Two (2) of Amy Anna Park, Addition to the City of

(5)

and assigns, as may reasonably be required; and that said grantors do hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of said grantors the day and year first above written.

O. W. Rinehart (Seal)

Sarah A. Rinehart (Seal)

Signed, Sealed and Delivered in the Presence of:

O. R. Nottingham
Rose Anna McManus

The State of Florida,
County of ST. LUCIE.

I HEREBY CERTIFY, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, O. W. Rinehart and Sarah A. Rinehart, to me well known and known to me to be the individuals described in and who executed the foregoing deed, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed,

AND I FURTHER CERTIFY, That the said Sarah A. Rinehart, known to me to be the wife of the said O. W. Rinehart, on a separate and private examination taken and made by and before me, separately and apart from her said husband, did acknowledge that she made herself a party to said deed for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether of dower, homestead or of separate property, statutory or equitable, in and to the lands described therein, and that she executed the said deed freely and voluntarily, and without any compulsion, constraint, apprehension or fear of or from her said husband.

WITNESS my hand and official seal at Fort Pierce, County of St. Lucie, and State of Florida, this 26th day of March, A. D. 1930.

Rose Anna McManus
Notary Public, State of Florida at Large.
My Commission expires Feb. 17, 1940.

(N. P. SEAL)

Filed and recorded this 1st day of April, A. D. 1930, at 8:13 A. M.

W. H. LOTT, CLERK CIRCUIT COURT,

(CIR. CT. SEAL)

BY *W. H. Lott* D.C.

Record Verified

#11048

J. W. RAYNOLDS and wife

TO

RAYNOLDS PROPERTIES, INC.

SPECIAL WARRANTY DEED

THIS INDENTURE, Made this 14th day of February, A. D. 1930, between J. W. Reynolds, joined by his wife, ELIZABETH WHITING RAYNOLDS, parties of the first part, and RAYNOLDS PROPERTIES, INC., a corporation organized and existing under the laws of the State of Florida, party of the second part,

WITNESSETH: That the said parties of the first part for and in consideration of the sum of _____ Dollars and other valuable considerations, lawful money of the United States, to them in hand paid by the party of the second part, at and before the executing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, remise, release, convey and confirm unto the said party of the second part, its successors and assigns forever, all the following pieces, parcels or tracts of land, situate, lying and being in the County of St. Lucie and State of Florida, described as follows:

PARCEL "J":

All of Government Lot 6 of Section 1, Township 35 South, Range 40 East, containing 40 acres of land, more or less, according to Government survey of said land.

EXCEPT a certain 5 acre parcel of land conveyed by Mrs. Dora H. Tibbs to W. W. Brown on January 11, 1894, and filed October 20, 1897, and recorded in Deed Book DD, page 10, of the public records of Brevard County, Florida, which said 5 acre parcel of land is described as follows, to-wit: Commencing at the Northeast corner of Lot 6, of Section 1, Township 35 South, Range 40 East, and running South 415 feet; thence West 525 feet; thence North 415 feet; thence East 525 feet to the point of beginning, containing 5 acres, more or less.

PARCEL "K":

Commencing 3 chains North of Southwest corner of Lot 2 of Section line dividing Sections 3 and 4 and running East to the right of way of the Florida East Coast Railway Co. on the South boundary of the property formerly owned by ATW Hogg to the right of way of public highway as now located; thence run North on the West boundary of public highway, a distance of 620 feet to the North boundary of land owned by George Ashby; thence run West on North boundary of land formerly owned by George Ashby to section line dividing Sections 3 and 4 and thence run South to point of beginning, all being in Section 3, Township 35 South, Range 40 East.

PARCEL "L":

Begin at section line dividing Sections 3 and 4 and on the South bank of Taylor Creek, run South 49 rods West 40 rods North to Taylor Creek and East with the creek to point of beginning, all in Section 4, Township 35 South, Range 40 East.

PARCEL "M":

The North half of the South half of the Northeast quarter of the Northeast quarter of section 4, Township 35 South, Range 40 East.

PARCEL "N":

Commencing at the Northwest corner of land sold to Alice Bell, described in Deed Book Y, page 48, of the public records of Brevard County, Florida, run thence East to the Florida East Coast Railway right of way, thence North along said right of way to the South bank of Taylor's Creek to the Northeast corner of land conveyed to Edward George Schilder by deed recorded in Deed Book P, page 236, of the public records of Brevard County, Florida, thence South along said Schilder's East line 520 feet, more or less, to a point 20 feet due West of the point of beginning, thence East 20 feet to point of beginning.

PARCEL "O":

Beginning at the Northeast corner of the Southwest quarter of the Northeast quarter of section 4, Township 35 South, Range 40 East, run thence West 990 feet, thence South 660 feet, thence East 990 feet, thence North 660 feet to the point of beginning, containing 15 acres, more or less.

PARCEL "P":

The North half of the North half of the Northeast quarter of the Northeast quarter of

Section 4, Township 35 South, Range 40 East.

PARCEL #0:

The East half of the Northwest quarter of the Northeast quarter of Section 4, Township 35 South, Range 40 East, as recorded in Book 81, page 821, of the public records of St. Lucie County, Florida.

together with all and singular the tenements, hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversions and reversions, remainder and remainders, rents, issues, and profits thereof, and, also, all the estate, right, title, interest, property, possession, claim and demand whatsoever, as well in law as in equity, of the said parties of the first part, of, in, or to the above described lands, and every part and parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD the same unto the said party of the second part, its successors and assigns, forever.

AND the said parties of the first part, for themselves, their heirs, successors and assigns, do hereby covenant, promise and agree to and agree to and with the said party of the second part, its successors and assigns, that the said premises against the claim of all persons claiming or to claim by, through or under the said parties of the first part only, they will forever warrant and defend.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals, this the day and year first above written.

Signed, sealed and delivered in the presence of:

E. Ward
Edward Tillason
Walter M. Katz

J.W. RAYNOLDS (Seal)
Elizabeth Whiting Raynolds (Seal)

STATE OF PENNA. }
COUNTY OF ALLEGHENY } SS

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, J.W. RAYNOLDS and ELIZABETH WHITING RAYNOLDS, his wife, to me well known to be the persons described in and who executed the foregoing deed, and acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

AND I FURTHER CERTIFY, that the said ELIZABETH WHITING RAYNOLDS known to me to be the wife of the said J.W. RAYNOLDS on a separate and private examination taken and made by and before me, separately and apart from her said husband, did acknowledge that she made herself a party to said deed for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether of dower, homestead or of separate property, statutory or equitable, or otherwise, in and to the lands described therein, and that she executed the said deed freely and voluntarily and without any compulsion, constraint or apprehension or fear of or from her said husband.

WITNESS my hand and official seal at Pittsburgh Pa. County and State aforesaid, this 31st day of February, A.D. 1938.

N.P. SEAL

Edward Tillason
Notary Public
My Commission Expires Jan. 14, 1939

Filed and recorded this 2nd day of April, A.D. 1938, at 10:12 A.M.

CIR. CT. SEAL

W. R. LOTT, CLERK CIRCUIT COURT,
BY Allydne Hunt D.C.

Recorded

#11058

J. W. HODGE ET UX TO RAYMOUND SAUNDERS
- WARRANTY - DEED

THIS INDENTURE, Made this 7th day of February, A.D. 1938, BETWEEN J. W. Hodge and Della R. Hodge, his wife, of the County of St. Lucie and State of Florida, parties of the first part, and Raymond Saunders, of the County of St. Lucie and State of Florida, party of the second part, WITNESSETH, that the said parties of the first part, for and in consideration of the sum of \$1.00 and other valuable considerations to ^{them} in hand paid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the said party of the second part and his heirs and assigns forever, all that certain parcel of land lying and being in the County of St. Lucie, and State of Florida, more particularly described as follows:

Lots 4 and 5 of Block 2, "The Tropics"-Peter Robinson Subdivision of the $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 33, Township 35 South, Range 40 East, and also Begin at the SE corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 33, Township 35 South, Range 40 East, thence W. 20 chains, more or less to the SW corner of said "40", thence run NE to the corner of said "40"; thence run S. 80 chains more or less, to the point of beginning.

Begin at a point where South line of Lot 5, Block 2, of the Tropics Subdivision intersects the West boundary of Sunrise Boulevard, run Southerly along said Boulevard W. Right of Way line a distance of 30.95 feet, thence run due West a distance of 236.86 feet, thence due North 310 feet, thence due East 150 feet to N.W. corner of Lot 1, Block 2, The Tropics Subdivision, thence due South 280 feet thence East to point of Beginning, containing 1 acre, more or less.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining; TO HAVE AND TO HOLD the same in fee simple forever:

And the said parties of the first part do covenant with the said party of the second part that they are lawfully seized of the said premises; that they are free from all incumbrances and that they have good right and lawful authority to sell the same; and the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the

6

This Indenture

Made this 5th day of December, A. D. 1944

Between George S. Backus, a single man,

of the County of St. Lucie and State of Florida
party of the first part; and

Raynolds Properties, Inc., a Florida corporation, having its principal place of business at Fort Pierce,

of the County of Saint Lucie and State of Florida
party of the second part.

Witnesseth, that the said party of the first part, for and in consideration of the sum of One (\$1.00) Dollar and other valuable considerations, has to him in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and transferred, and by these presents do as grant, bargain, sell and transfer unto the said party of the second part and its successors heirs and assigns forever, all that certain parcel of land lying and being in the County of St. Lucie and State of Florida, more particularly described as follows:

176
174
173

Beg at NW cor of Gov Lot 2, run S. to a stake 198 ft N of S line of Lot 2, E to Dixie Hwy, Nly to N line of Lot 2, W to beg. Sec: 3 T. 35 S. R. 40 E. 37 Acres.

Excepting therefrom the following described tract of land:

All that certain lot, tract or parcel of land situate, lying and being in Government Lots 1 and 2 of Section 3, Township 35 South, Range 40 East, bounded as follows: On the north by Taylor Creek, on the east by what is known as the Old Dixie Highway or State Road No. 140, on the south by a line running east and west 198 feet north of the south line of said Government Lot 2 and on the west by what is known as the New Dixie Highway or U. S. Highway No. 1.



Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining.

To Have and to Hold the same in fee simple forever.

And the said party of the first part do as covenant with the said party of the second part that he is lawfully seized of the said premises, that they are free from all incumbrances and that he has good right and lawful authority to sell the same, and the said party of the first part do as hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming or to claim by, through or under said party of the first part.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year above written.

Signed, Sealed and Delivered in Our Presence:

Wallace Sample
Missed C. Walker

George S. Backus

State of Florida,

BOOK 156 PAGE 85

County of St. Lucie.

I HEREBY CERTIFY, That on this 5th day of December A. D. 1944, before me personally appeared:

George S. Backus, a single man, to me known to be the person described in and who executed the foregoing conveyance to

and, severally, acknowledged the execution thereof to be his free act and deed for the uses and purposes therein mentioned, and the said

the wife of the said on a separate and private examination taken and made by and before me, and separately and apart from her said husband, did acknowledge that she made herself a party to the said Deed of Conveyance for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether of dower or of separate property, statutory or equitable, in and to the lands therein described, and that she executed said deed freely and voluntarily, and without any constraint, fear, apprehension or compulsion of or from her said husband.

WITNESS my signature and official seal at Fort Pierce in the County of St. Lucie, and State of Florida, the day and year last aforesaid.

My Commission Expires 5-8-45

Wallace Sample Notary Public, State of Florida in at Largo.

NOTARY PUBLIC, STATE OF FLORIDA at LARGO My Commission Expires May 8, 1945

On this 11th day of April A. D. 1950, at 9:50 clock A.M., this instrument was filed for record, and being duly acknowledged and proven, I have recorded the same, on pages 84 & 85 of Book 156 in the public records of said County. In Witness Whereof, I have hereunto set my hand and affixed the seal of the Circuit Court of the North Judicial Circuit of said State, in and for said County. Raymond E. Sanders

STATE OF FLORIDA County of St. Lucie

#11555

ABSTRACT OR DESCRIPTION Date December 5, 1944 Reynolds Properties, Inc

TO George S. Backus, a single man.

Mermaid Brand



7

Quit-Claim Deed

This Deed, Executed this 7th day of April, A. D. 1950, by

J. M. Sample and Margaret W. Sample, his wife
of the County of St. Lucie and State of Florida

part 100 of the first part, and Reynolds Properties, Inc., a corporation organized and existing under the laws of the State of Florida with a place of business in the County of St. Lucie and State of Florida

part Y of the second part,

Witnesseth, That the said part of the first part, for and in consideration of the sum of Ten Dollars,

in hand paid by the said part Y of the second part, the receipt whereof is hereby acknowledged, have remised, released and quit-claimed, and by these presents do remise, release and quit-claim unto the said part Y of the second part, and its heirs, successors and assigns forever, the following described lot, piece or parcel of land, situate, lying and being in the County of St. Lucie, State of Florida, to-wit:

Beginning at Northwest corner of premises of Lot 2, run South to a stake 1.3 feet above of South line of Lot 2, East to Stake 1.3 feet North to North line of Lot 2, East to boundary of Section 3, Section 3, T. 30 N., R. 10 W., Range 10 West

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 the said parties of the first part, either in law or equity, to the only proper use, benefit and behoof of the said part Y of the second part, its heirs, successors and assigns forever.

In Witness Whereof, The said parties of the first part have hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered in presence of

J. M. Sample } *Margaret W. Sample*
Margaret W. Sample }

State of Florida
County of St. Lucie

I Herby Certify, That on this day before me, an officer duly authorized to take acknowl-
edgments, personally appeared J. M. Sample and Margaret W. Sample, his wife

to me well known to be the individual s described in and who executed the foregoing instrument
and they acknowledged before me that they executed the same,

And I Further Certify, That the said Margaret W. Sample
known to me to be the wife of the said J. M. Sample
on a separate and private examination, taken and made by and before me, separately and apart
from her said husband, did acknowledge that she executed said instrument freely and voluntarily
and without any compulsion, constraint, apprehension or fear of or from her said husband.

Witness my hand and official seal at



St. Lucie

and State of Florida

day of

April

A. D. 195

Margaret C. Baird
Notary Public State of Florida
at Large
My commission expires

Quit-Claim Deed

Handwritten signature

From

To

Dated

19

State of Florida,
County of ST. LUCIE

On this 13 day of April
A. D. 1956, at 11:17 o'clock P. M., this
instrument was filed for record, and being
duly acknowledged and proven, I have re-
corded the same on pages 105-106
of Book 156 in the public records
of said County.

In Witness Whereof, I have here-
unto set my hand and affixed the seal of the
Circuit Court of the
Judicial Circuit of said State, in and for
said County.
RAYMOND E. FORD
Clerk.

Handwritten signature
RAYMOND E. FORD
Clerk.



DEED

THIS INDENTURE made this 14th day of April, 1950
 between K. L. Scott, T. P. Goodbody, J. E. Harris, Axel Hallstrom,
 and Frank M. Upton, as trustees for St. Lucie Securities Corpora-
 tion, a dissolved corporation, by M. A. Ramsey, their duly
 appointed agent and Attorney-in-Fact by resolution of said
 trustees, adopted at a duly called meeting thereof on December
 18, 1936, a certified copy of said resolution being hereunto
 attached and made a part hereof, parties of the first part and
 Reynolds Properties, Inc., a Florida corporation, whose mailing
 address is P. O. Box 716, Fort Pierce, St. Lucie County,
 Florida, party of the second part.

WITNESSETH, that the said parties of the first part,
 for and in consideration of the sum of Ten (\$10.00) Dollars and
 other good and valuable considerations to them in hand paid,
 the receipt thereof is hereby acknowledged, have granted,
 bargained, sold and conveyed, and by these presents do grant,
 bargain, sell and convey and confirm unto the said party of
 the second part and its successors and assigns forever, all those
 certain parcels of land lying and being in the County of St.
 Lucie and State of Florida, more particularly described as
 follows:

Lot 23, Block 29, Wiltmore Subdivision, lying and
 being in St. Lucie County, Florida.

Lot 21, Block 16, of the Assessors Map of the
 North Part of Fort Pierce, Florida, said Block
 16 being original Block "k" of the Edgartown
 plat now incorporated in the City of Fort
 Pierce, Florida.

Also the South half of Lot 11 and all of Lots
 12, 13, 14, and 15 of Fee's subdivision as
 per plat thereof on file in Plat Book 4 at
 page 44 of the Public records of St. Lucie
 County, Florida.



All of Government Lots 1 and 2 in Section 12; Township 35 South, Range 40 East; Also all of Government Lots 1, 2, 3, and 4 of Section 7, Township 35 South, Range 41 East; lying and being in St. Lucie County, Florida.

Except, however, the following described land in Surfside Subdivision, according to Plat of said Subdivision recorded in Plat Book 2, page 6, to-wit:

Lots 1, 2, 4, 5, 6, 10, 11, 12, 13, 14 and 15; Block 22; Lots 7, 10, 12, 13, and 14, Block 13; Lot 18, Block 15; Lots 5, 8 and 9, Block 21; Lots 1 and 2, Block 20; Lot 1, Block "A", and Lot 1, Block 35.

The South 550 feet of Lot 4 and the North 550 feet of Lot 5, all in Section 18, Township 35 South, Range 41 East.

Beginning at the Southeast corner of Lot 4, Section 1, Township 35 South, Range 40 East, and running North 100 feet; thence Southwesterly to the Northwest corner of Lot 5 in said Section, Township and Range; thence run East to the point of beginning.

Lot 5 in Section 1, Township 35 South, Range 40 East.

The N $\frac{1}{2}$ of Lot 9, Section 1, Township 35 South, Range 40 East.

Lot 6 of Section 1, Township 35 South, Range 40 East, containing 40 acres of land, more or less, according to Government survey of said land.

EXCEPTING however from the last above described tract of land, a certain 5 acre parcel of land conveyed by Mrs. Dora H. Tubbs to W. W. Brown on January 11, 1894, and filed October 20, 1897, and recorded in Deed Book D. D. page 10, of the public records of Leeward County, Florida, which said 5 acre parcel of land is described as follows; to-wit:

Commencing at the Northeast corner of Lot 6 of Section 1, Township 35 South, Range 40 East, and running South 415 feet; thence West 525 feet; thence North 415 feet; thence East 525 feet to the point of beginning, containing 5 acres, more or less.

Commencing three chains North of South west corner of Lot 2 on Section line dividing Sections 3 and 4 and running East to the right of way of the Florida East Coast Railway Co. on the South boundary of the property formerly owned by A Y W Hogg to the right of way of public highway as now located; thence run North on the West boundary of Public Highway, a distance of 620 feet to the North boundary of land owned by George Ashby; thence run West on North boundary of land formerly owned by George Ashby to Section line dividing Sections 3 and 4; and thence run South to point of beginning, all being in Section 3, Township 35 South, Range 40 East, -and

Commencing on the South bank of Taylor's Creek where it is crossed by the Section line dividing Sections 3 and 4, Township 35 South, Range 40 East; Thence run South on said Section line 49 rods; Thence run West 75 rods; Thence East meandering the bank of Taylor's Creek to a point of beginning; all being in Section 4, Township 35 South, Range 40 East.

The N $\frac{1}{2}$ of the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4, Township 35 South, Range 40 East.

Commencing at the Northwest corner of land sold to Alice Bell, described in Deed Book Y, page 82, records of Brevard County, Florida, run thence East to the Florida East-Coast Railway right of way; Thence North along said right of way to the South Bank of Taylor's Creek; Thence West along South bank of Taylor's Creek to the Northeast corner of land conveyed to Edward George Schilder by deed recorded in Deed Book P, page 236 Records of Brevard County, Florida; Thence South along said Schilder's East line 520 feet, more or less to a point 20 feet due West of the point of beginning; Thence East 20 feet to the point of beginning.

Beginning at the Northeast corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of section 4, Township 35 South, Range 40 East, run thence West 990 feet, thence South 660 feet, thence East 990 feet, thence North 660 feet to the Point of beginning, containing 15 acres, more or less.

The N $\frac{1}{2}$ of the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4, Township 35 South, Range 40 East.

The E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4, Township 35 South, Range 40 East, St. Lucie County, Florida

TOGETHER with all the tenements, hereditaments and appurtenances; with every privilege, right, title, interest and estate dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining: TO HAVE AND TO HOLD the same in fee simple forever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year above written

K. L. Scott LS

T. P. Goodbody LS

J. E. Harris LS

Axel Hallstrom LS

Frank M. Upton LS

As trustees for St. Lucie Securities Corporation

BY:

Frank M. Upton

Their duly appointed agent and Attorney-in-Fact



Signed, Sealed, and delivered in our presence:

Barbara Blufford
Frank Lee

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY, that on this day, before me an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared K. L. Scott, T. P. Goodbody, J. E. Harris, Axel Hallstrom, and Frank M. Upton, as trustees for St. Lucie Securities Corporation, a dissolved corporation, by M. A. Ramsey, their duly appointed agent and Attorney-in-Fact, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 14th day of April, 1950.



Frank M. Upton
Notary Public in and for the State
of Florida at Large.

My Commission expires: 5th
day of Jan 1950.

SPECIAL MEETING OF TRUSTEES OF ST. LUCIE SECURITIES CORPORATION HELD AT 208 ORANGE AVENUE, 10:00 A.M., WEDNESDAY, DECEMBER 18, 1956.

The meeting was called to order and presided over by John E. Harris, Chairman.

Trustees present:

Harris, John E.
Hallstrom, Axel
Scott, K. L.

constituted a quorum.

The Board was advised by Attorney J. M. Sample that this Corporation was dissolved by executive order, and could no longer function as a corporation. Sample explained in detail the necessity of appointing trustees so that the affairs of this Corporation could be liquidated in proper condition.

Resolved by Mr. Scott, seconded by Mr. ^{Hallstrom} Harris and unanimously that the following resolution be passed:

WHEREAS the St. Lucie Securities Corporation, a Florida corporation, was dissolved on the 14th day of September, 1956, by Executive Order; and

WHEREAS under the law, the directors of said dissolved corporation became the Trustees for the liquidation and final winding up of the business of said corporation; and

WHEREAS the trustees, not living in any one community and widely separated, and in the opinion of the trustees, it is necessary that some positive action be taken for the liquidation and winding up of the assets of said St. Lucie Securities Corporation;

IT IS HEREBY RESOLVED That M. A. Ramsey be, and is hereby named as agent with full authority to act for and on behalf of the trustees of the St. Lucie Securities Corporation. That M. A. Ramsey is empowered to act in full for said trustees to sign and disburse monies of the Corporation, act as its agent for the trustees in the transaction of all business, employ and discharge counsel, liquidate and adjust all assets held by this Corporation, and to the best of his ability, carry on in the name of the trustees the affairs of said Corporation.

Being no further business, the meeting adjourned.

J. E. Harris
Axel Hallstrom
K. L. Scott

December 8, 1936

NOTICE

DIRECTORS, ST. LUCIE SECURITIES CORPORATION

Be advised that there will be held a meeting of the Directors of the St. Lucie Securities Corporation in their capacity as Trustees, at 10:00 a.m., Friday, December 18, 1936, at 208 Orange Avenue, Fort Pierce, Florida, for the purpose of appointing a resident agent to carry on the business of this Corporation.

J. E. Harris
Director

W. J. Hall
Director

STATE OF FLORIDA
COUNTY OF ST. LUCIE)

Personally appeared before me, Violet Gustafson,
who being duly sworn, says that she is Secretary to Mr. M.
A. Ramsey in the office of the Fort Pierce Financing &
Construction Company, and that she mailed a copy of the
letter hereto attached, to each individual named as a director
in the list of directors hereto attached, plainly addressed
with sufficient postage thereto affixed, on the 10th day of
December, A. D. 1936, at the post office of Fort Pierce, St.
Lucie County, Florida.

Violet Gustafson

SWORN TO and SUBSCRIBED before me this 11 day of December,
D. 1936.

Marquante Guittler

Notary Public, State of Florida at Largo
My Commission Expires May 20, 1940

LIST OF DIRECTORS

ST. LUCIE SECURITIES CORPORATION

Upton, Frank A.
Harrier, A. E.
Scott, E. L.
Hallstrom, J. W.
Gardner, E. H.

Clerk File No. 11624 filed
in the office of the Clerk of the Circuit
Court of St. Lucie County, Florida on the
14th Day of April, A.D.
1956 at Fort Pierce, Florida and
recorded in Book
No. 156 pages 151-152 and
record verified.

RAYMOND E. FORD, Clerk
Circuit Court, St. Lucie County, Florida
By [Signature]



FRANK FEE
ATTORNEY AT LAW
FORT PIERCE, FLORIDA

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WARRANTY DEED FROM CORPORATION

DREW'S FORM R. E. '99

Manufactured by The H. A. W. S. Drew Company Jacksonville, Florida

BOOK 156 PAGE 215

This Indenture,

Made this 13th day of April, A. D. 1950

Between RAYNOLD'S PROPERTIES, INC., a corporation

existing under the laws of the State of Florida, having its principal place of

business in the County of Saint Lucia and State of Florida

party of the first part, and For M. Johnson

of the County of Saint Lucia and State of Florida

party of the second part, Witnesseth, That the said party of the first part, for and in con-

sideration of the sum of - Ten Dollars and other valuable considerations

to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold,

aliened, remised, released, conveyed and confirmed, and by these presents, doth grant, bargain, sell,

alien, remise, release, convey and confirm unto the said party of the second part, and his

heirs and assigns forever, all that certain parcel of land lying and being in the County of

Saint Lucia and State of Florida, more particularly

described as follows:

That part of the North 100 feet of the South 598 feet of Government Lot 3, of Section 1, Township 35 South, Range 40 East, lying west of the old abandoned U. S. Highway No. 1.

Subject to 1950 taxes.



Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining: **To Have and To Hold** the same in fee simple forever.

And the said party of the first part doth covenant with the said party of the second part that it is lawfully seized of the said premises; that they are free of all incumbrances, and that it has good right and lawful authority to sell the same; and the said party of the first part does hereby further warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has caused these presents to be signed in its name by its President, and its corporate seal to be affixed, attested by its Asst. Secretary - Treasurer the day and year above written.



Attest: *[Signature]* Assistant Secretary-Treasurer of RAYNOLD'S PROPERTIES, INC. *[Signature]* Vice-President

Signed, Sealed and Delivered in Our Presence: *[Signature]* *[Signature]*



State of FLORIDA
County of SAINT LUCIE

BOOK 156 PAGE 216



I Hereby Certify, That on this 19th day of April

before me personally appeared G. C. Hardie, Assistant Secretary-Treasurer

of Reynolds Properties, Inc. a corporation under the laws of the State of Florida to me known to be the individuals and officers described in and who executed the foregoing conveyance to Fon M. Johnson and he acknowledged the execution thereof to be his free act and deed as such officer thereunto duly authorized; and that the official seal of said corporation is duly affixed thereto, and the said conveyance is the act and deed of said corporation.

Witness my signature and official seal at Fort Pierce in the County of Saint Lucie and State of Florida the day and year last aforesaid.

Barbara Ernest Blumhagen
Notary Public State of Florida
At Large
My Commission expires on the day of A. D. 19



In Witness Whereof, I have hereunto set my hand and affixed the seal of the Circuit Court of the NINTH Judicial Circuit of said State, in and for said County of SAINT LUCIE, Florida, this 19th day of April, 1950.
Raymond E. Ford
Clerk

State of Florida,
County of ST. LUCIE
On this 19th day of April, A. D. 1950, at 4:40 o'clock p.m., this instrument was filed for record, and being duly acknowledged and proven, I have recorded the same on pages 215-216 of Book 156 in the public records of said County.

Warranty Deed
FROM CORPORATION
To
Abstract of Description
Date

Sumner's Abstract City

STATE OF NEW YORK COUNTY OF
I HEREBY CERTIFY that on this 18th day of April, 1950, before me personally appeared A. F. KITCHEL, Vice-president of RAYNOLDS PROPERTIES, INC., a corporation under the laws of the State of Florida, to me known to be one of the individuals and officers described in and who executed the foregoing conveyance to Fon M. Johnson and he acknowledged the execution thereof to be his free act and deed as such officer thereunto duly authorized; and that the official seal of said corporation is duly affixed thereto and that said conveyance is the act and deed of said corporation. WITNESS my signature and of ficial seal at New York City of New York, State of New York, the day and year last aforesaid.



George D. Buck
Notary Public in and for State and County aforesaid.
My commission expires:
GEORGE D. BUCK
NOTARY PUBLIC, STATE OF NEW YORK
No. 41-6-05900
Qualified in Queens County
Clerk, filed with M. Y. and Kings Co. Clerks,
Queens, N. Y. and Kings Co. Register
Term expires March 30, 1952

Book 2 253
ST. LUCIE COUNTY, FLA.

lands for public street purposes, and is made, executed and delivered with the express understanding and condition that should the same ever be discontinued or abandoned as a public street, the title to the same shall thereupon revert to and re-vest in the parties of the first part, their heirs or assigns.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

WITNESSES:

Robert J. Vero
Robert J. Vero
James J. Rafferty
Olga M. Reigebuth
Olga M. Reigebuth

Charles F. Hovey (SEAL)
Anita C. Hovey (SEAL)
Clarence Hovey (SEAL)
Elizabeth L. Hovey (SEAL)
Sherman Hovey (SEAL)

STATE OF MASSACHUSETTS
COUNTY OF SUFFOLK

I HEREBY CERTIFY that on this day before me, an officer duly authorized to take acknowledgments, personally appeared CHARLES F. HOVEY and ANITA C. HOVEY, his wife, ~~ANITA C. HOVEY~~, joined by her husband, ~~CHARLES F. HOVEY, JR.~~, and ~~CHARLES F. HOVEY, JR.~~, his wife, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 25th day of ~~August~~, A. D. 1960.
10th October

Samuel G. King
Notary Public.

Samuel G. King, Notary Public
My Commission expires Dec. 3, 1966

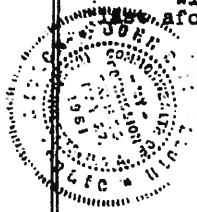
LAW OFFICE
J. M. SAMPLE
211 SOUTH SECOND STREET
PORT PIERCE, FLA.

Doc 2 254
ST. LUCIE COUNTY, FLA.

STATE OF MASSACHUSETTS
COUNTY OF ESSEX

I HEREBY CERTIFY that on this day before me, an officer duly authorized to take acknowledgments, personally appeared ELIZABETH H. MORSS, joined by her husband, SHERMAN MORSS, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official in the County and State aforesaid this 30th day of August, A. D. 1960.



John J. Rigault
Notary Public.

My commission expires May 27, 1961.

STATE OF NEW YORK
COUNTY OF NEW YORK

I HEREBY CERTIFY that on this day before me, an officer duly authorized to take acknowledgments, personally appeared CHANDLER HOVEY, JR., to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of August, A. D. 1960.



Elsie M. Gillard
Notary Public.

ELSIE M. GILLARD
NOTARY PUBLIC, State of New York
No. 41-1433800
Qualified in Queens County
Certificate filed in N. Y. County
Term expires March 30, 1961

91632

FILED AND RECORDED
IN Official Rec BOOK
1961 JAN 19 PM 3:24
ROGER POITRAS, CLERK
ST. LUCIE COUNTY, FLORIDA



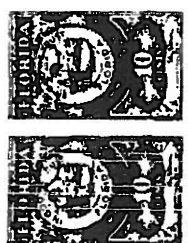
BOOK 2 247
ST. LUCIE COUNTY, FLA.

RIGHT OF WAY DEED

THIS INDENTURE, made this 1st day of September 1960,
between BINNEY PROPERTIES, INC., a Florida corporation, party of the
first part, and CITY OF FORT PIERCE, FLORIDA, a Florida municipal
corporation, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the
sum of One Dollar and other valuable considerations, to it in hand paid by
party of the second part, the receipt whereof is hereby acknowledged, has
granted, bargained, and sold, and by these presents does grant, bargain,
and sell to said party of the second part, its successors and assigns, the
following described property, located in St. Lucie County, Florida, to wit:



A strip of land 40 feet in width, contiguous to and north of
the following described centerline of proposed street:

From the Southwest corner of the NW 1/4 of Section 3,
Township 35 South, Range 40 East, St. Lucie County,
Florida, run North 0 deg. -06 min. -19 sec. West, along
the west line of said Section 3, 598.0 feet to the Point
of Beginning of the following described centerline of pro
posed street (Avenue 'O'):

From said Point of Beginning run South 89 deg. -49 min. -49
sec. East, along common property boundary between Binney
Properties, Inc. and C. S. Hovey, et al, and along the
centerline of said proposed street, 885.22 feet to an angle
point; thence North 63 deg. -01 min. -42 sec. East, 80 feet
to the west right of way line of U. S. Highway No. 1:
Containing 0.89 acres.

This Deed is made for the purpose of giving and granting to the
party of the second part, its successors, legal representatives and as-
signs, a right of way and easement in and to said lands for public street
purposes, and is made, executed and delivered with the express under-

standing and condition that should the same ever be discontinued or abandoned as a public street, the title to the same shall thereupon revert and revest in the party of the first part, its successors or assigns.

IN WITNESS WHEREOF, the said corporation 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 mentioned.

Signed, sealed and delivered in the presence of:

BINNEY PROPERTIES, INC.

James H. W. [Signature]

By Arthur E. Roberts
Its Vice President

James B. [Signature]

ATTEST:
[Signature]
Its Assistant Secretary



STATE OF NEW YORK
COUNTY OF NEW YORK

I HEREBY CERTIFY that on this 1 day of Sept. A. D. 1960, before me personally appeared ARTHUR E. ROBERTS, as Vice President of BINNEY PROPERTIES, INC., a Florida corporation, to me known to be the person described in and who executed the foregoing instrument, and he acknowledged before me the execution thereof to be his free act and deed as such officer, for the uses and purposes therein mentioned; and the said instrument is the act and deed of said corporation.

WITNESS my hand and official seal at New York, N.Y. said County and State.

Raymond L. [Signature]
Notary Public in and for said County and State aforesaid.

My Commission Expires:
RAYMOND L. CORRO
NOTARY PUBLIC, STATE OF NEW YORK
No. 41088478
Qualified in Onondaga County
Cert. filed with New York Co. Clerk
Term expires 12/31/16



D.B.
BOOK 2 249
ST. LUCIE COUNTY, FLA.

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this 6th day of September, 1960 before me personally appeared C. G. HARDIE, as Assistant Secretary-~~Manager~~ of BINNEY PROPERTIES, INC., a Florida corporation, to me known to be the person described in and who executed the foregoing instrument, and severally acknowledged the execution thereof to be his free act and deed as such officer, for the uses and purposes therein mentioned; and that he affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

WITNESS my hand and official seal at Fort Pierce, said County and State.



Malcolm R. ...
Notary Public, State of Florida at large.

My Commission Expires:
Notary Public, State of Florida at Large
My Commission Expires Aug. 24, 1962
Bonded by American Surety Co. of N. Y.

91630
FILED AND RECORDED
IN Official Rec. BOOK
JAN 19 PM 3:24
ROGER POITRAS, CLERK
ST. LUCIE COUNTY, FLORIDA *ap*



THIS DEED OF CONVEYANCE made and entered into this the 16th day of May, 1952, by and between FON M. JOHNSON, party of the first part, and NORA JOHNSON, party of the second part.

W I T N E S S E T H:

THAT for and in consideration of the sum of One (\$1.00) Dollar and other good and valuable considerations, receipt of which is hereby acknowledged, the party of the first part has bargained, sold, granted and conveys and by these presents does bargain, sell, grant and convey unto the party of the second part, her heirs and assigns, forever, the following described property, to-wit:

"Being that certain real estate situate in Lucie County, Florida, and more particularly described as follows:

"That part of the North 400 feet of the South 598 feet of Government Lot 2 of Section 3, township 35 South, Range 40 East, lying West of the old abandoned U. S. Highway No. 1."

Being the same property conveyed to Fon M. Johnson, party of the first part from Reynolds Properties Inc. by deed dated the 19 day of April, 1950, and entered in Deed Book 156, at page 215-216, St. Lucie County Fla. records, being the same property of the Binder Agreement made by and between Reynolds Properties Inc., Florida Corporation, and Fon M. Johnson, dated February 7, 1950, and being subject to the same conditions, stipulations and agreements set forth in said Binder Agreement.

Said party of the first part, Fon M. Johnson, hereby covenants that he has paid all of said contract and toward the purchase of said property the sum of \$8000.00 dollars and that there remains unpaid the sum of \$8000.00 dollars and



no more. It is understood and agreed that said party of the second part is to assume and agrees to pay and perform all other conditions set forth in said agreement which were required to perform by Fon M. Johnson, party of the first part.

TO HAVE AND TO HOLD the above described property with all appurtenances thereunto oelonging unto the party of the second part, her heirs assings forever, with covenant of General Warranty.

IN TESTIMONY WHEREOF witness the signature of the party of the first part this day and year first above writtan.

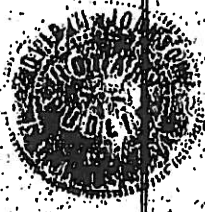
Fon M. Johnson
Fon M. Johnson,

STATE OF Virginia
COUNTY OF Spitzer

I, Orvid M. Johnson a Notary Public; in and for the county and state aforesaid, do hereby certify that personally appeared before me the party of the firstpart, Fon M. Johnson, and acknowledged and signed the fore oing deed to be his free and voluntary act and deed.

Witness my hand this the 16th day of May, 1952.

Orvid M. Johnson
Notary Public



My commission expires the 10th day of June, 1957.

Filed for record this 11 day of Sept 1952 and duly recorded in book and page indicated above.
W.C. Bennett
Clark Circuit Court
Richmond, Va. Branch, D.C.



13

WARRANTY DEED

DEED'S FORM No. 4

Manufactured and sold by The E. & W. B. Deed Company
Jacksonville, Florida

BOOK 176 PAGE 273

This Indenture, Made this 11th day of September, A. D. 1952

Between RON M. JOHNSON and NORA JOHNSON, his wife,

of the County of Saint Lucia, and State of Florida

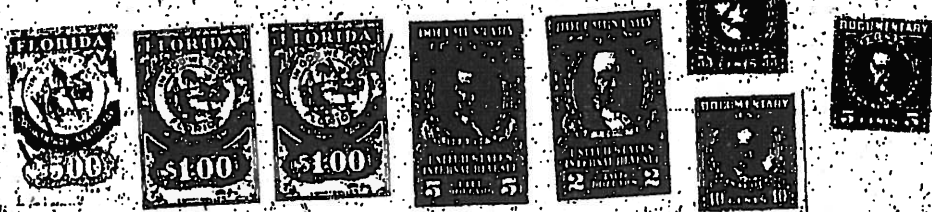
part 108 of the first part, and DOUGLAS E. MULLINS
whose mailing address is Fort Pierce,

of the County of Saint Lucia and State of Florida

Witnesseth, that the said parties of the first part, for and in consideration of the sum of Ten and No/100 Dollars, and other good and valuable considerations to them in hand paid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the said party of the second part and his heirs and assigns forever, all that certain parcel of land lying and being in the County of St. Lucia and State of Florida, more particularly described as follows:

That part of the North 400 feet of the South 508 feet of Government Lot 2 of Section 3, Township 35 South, Range 40 East, lying West of the old abandoned U. S. Highway No. 1.

This deed is given subject to a mortgage to Fort Pierce Financing and Construction Company, in the amount of \$7,690.67.



Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easements thereto belonging or in anywise appertaining: To Have and to Hold the same in fee simple forever.

And the said part 108 of the first part do covenant with the said party of the second part that they are lawfully seized of the said premises, that they are free from all encumbrances and that they have good right and law- ful authority to sell the same; and the said part 108 of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said parties of the first part have hereunto set their hands and seals the day and year above written.

Signed, sealed and delivered in our presence:

M. R. Melton } Ron M. Johnson
D. E. ... } Nora Johnson

LS
LS
LS
LS

State of Florida,
County of SAINT LUCIE

BOOK 176 PAGE 274

I Hereby Certify, That this day in the next above named State and County before me, an officer duly authorized and acting, personally appeared

FON M. JOHNSON and NORA JOHNSON, his wife,
to me well known and known to me to be the individuals described in and who executed the foregoing deed, and they acknowledged them and there before me that they executed said deed.

And I further Certify, That the said NORA JOHNSON known to me to be the wife of the said FON M. JOHNSON on a separate and private examination, taken and made in the above named State and County by and before me, separately and apart from her said husband, did this day acknowledge before me, an officer authorized to take acknowledgments of deeds, that she executed the foregoing deed freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

Witness my hand and official seal this 11th day of September, A. D. 1952



W. C. Baggett
NOTARY PUBLIC, State of Florida
at Large.
My commission expires 14th day of July, A. D. 1953.

Warranty Deed

Date

Abstract of Description

State of Florida,
County of

On this 11th day of September, A. D. 1952, at 1:04 o'clock p.m., this instrument was filed for record, and being duly acknowledged and proven, I have recorded the same on pages 272-274 of Book 176 in the public records of said County.

In witness whereof, I have hereunto set my hand and affixed the seal of the Circuit Court of the Judicial Circuit of said State, in and for said County.

Clerk
D. C.

Clerk File No. 24816 Filed
in the office of the Clerk of the Circuit Court of St. Lucie County, Florida on the 1st Day of October, A. D. 1952, at 1:04 o'clock p.m. and recorded in Book No. 176, pages 272-274 and record verified.

W. C. BAGGETT, Clerk
Circuit Court, St. Lucie County, Florida



14

BOOK 201 PAGE 209

This Indenture

Made this 5th day of May A. D. 1955
 Between **FORT PIERCE PROPERTIES, INC.,** formerly **FORT PIERCE FINANCING AND CONSTRUCTION COMPANY,**
 a corporation existing under the laws of the State of Florida party of the first part, and **DOUGLAS E. MULLINS**
 of the County of St. Lucie and State of Florida party of the second part.

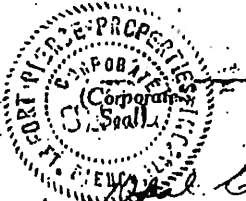
Witnesseth, That the said party of the first part, for and in consideration of the sum of **Ten** Dollars, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, hath remised, released and quit claimed, and by these presents doth remise, release and quit claim unto the said party of the second part and his heirs and assigns forever, all the estate, right, title, lien, equity, interest, claim and demand which the said party of the first part hath in and to the following described lot, piece or parcel of land, situate, lying and being in the County of St. Lucie State of Florida to wit:

That part of the North 400 feet of the South 598 feet of Government Lot 2, of Section 3, Township 35 South, Range 40 East, lying West of the old abandoned U. S. Highway No. 1.

This Quit-Claim Deed is given for the purpose of confirming the fact that Fort Pierce Properties, Inc., formerly Fort Pierce Financing and Construction Company has no interest whatsoever in the above-described property.

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, lien, interest and claim whatsoever of the said party of the first part, either in law or equity to the only proper use, benefit, and behoof of the said party of the second part, his heirs and assigns forever.

In Witness Whereof, the said party of the first part has caused these presents to be signed in its name by its **Vice-President**, and its corporate seal to be affixed, attested by its **Ass't. Secretary & Treasurer** the day



FORT PIERCE PROPERTIES, INC.
 By Frank Lee
 Vice - President

Attest:
Assistant Secretary & Treasurer
 Signed, Sealed and Delivered in Our Presence:
Mary Egan
B. L. Pittman



State of FLORIDA
County of ST. LUCIE

ss.

I, the undersigned officer duly authorized to take and certify acknowledgments of deeds in said State and County, hereby certify that before me came FRANK FEE and OPAL CHILDERS as Vice-president and Assistant Secretary & Treasurer of the Port Pierce Properties, Inc. a corporation under the laws of the State of Florida that said persons so

appearing before me are the individuals and the officers, as named by said corporation described in and who executed the foregoing deed; and that then and there said individuals as said officers acknowledged before me that the seal affixed to said deed is the corporate seal of said corporation, that their names officially are by them respectively subscribed thereto, that said deed was signed, sealed and delivered by said corporation in the presence of two subscribing witnesses pursuant to law, and that the same is the free act and deed of said corporation.

Witness my signature and official seal at Fort Pierce

County of St. Lucie and State of Florida.

the 5th day of May

B. G. Pettit



Printed by American Surety Co. of N. Y.

W. C. BAGGETT, Clerk

Dated May 5th, 1955

DOUGLAS E. WILLIAMS

To

PORT PIERCE PROPERTIES, INC.

From

Quit-Claim Deed
FROM CORPORATION

SHIRT ROMA S. L. C.

108

Clerk File No. 40003 Filed
in the office of the Clerk of the Circuit
Court of St. Lucie County, Florida on the
5th Day of May A. D.
1955 at 3:15 o'clock PM and
recorded in Deed Book
No. 201 - pages 209-212 and
record verified.

W. C. BAGGETT, Clerk
Circuit Court, St. Lucie County, Florida
By W. C. Baggett

MAY 10 1955 PM 3:15



BOOK 201 PAGE 213

WARRANTY DEED TO CORPORATION

DREW'S FORM R. E. 34

Manufactured and for sale by The H. & W. S. Drew Company Jacksonville, Florida

This Indenture, Made this 29th day of April A. D. 1955, BETWEEN DOUGLAS E. MULLINS and EDITH G. MULLINS, his wife,

of the County of St. Lucie and State of Florida part 1st of the first part, and MAZEL, INC. a corporation existing under the laws of the State of Florida with permanent postoffice address at C/O H. Irwin Levy, 302 Citizens Building, West Palm Beach, Florida County of Palm Beach State of Florida called

Grantee party of the second part, Witnesseth, that the said part 1st of the first part, for and in consideration of the sum of Ten Dollars and other valuable considerations, to them in hand paid, the receipt whereof is hereby acknowledged, he, Y. granted, bargained, sold, aliened, remised, released, enfeoffed, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, remise, release, enfeoff, convey and confirm unto the said party of the second part and its successors and assigns forever, all that certain parcel of land lying and being in the County of St. Lucie and State of Florida more particularly described as follows:

That part of the North 400 feet of the South 598 feet of Government Lot 2 of Section 3, Township 35 South, Range 40 East, lying West of the old abandoned U. S. Highway No. 1.



Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining. To Have and To Hold the same in fee simple forever.

And the said part 1st of the first part do covenant with the said party of the second part, that they lawfully seized of the said promises; that they are free of all incumbrances, and that they have good right and lawful authority to sell the same; and that said part 1st of the first part doth hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, The said part 1st of the first part ha, Y. hereunto set their hands and seal, the day and year above written.

Signed, sealed and delivered in our presence:

B. A. Sutton J. Anderson G. Haskell

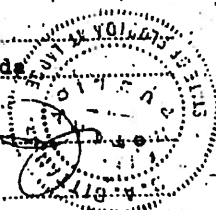
Douglas E. Mullins (Seal) Edith G. Mullins (Seal)

State of FLORIDA
County of ST. LUCIE

I HEREBY CERTIFY, That on this 28th day of ~~XXXX~~ April, A. D. 19 55 before me personally appeared Douglas E. Mullins and Edith G. Mullins, his wife, to me known to be the person described in and who executed the foregoing conveyance to Mazel, Inc. and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein mentioned; and the said Edith G. Mullins the wife of the said Douglas E. Mullins on a separate and private examination taken and made by and before me, and separately and apart from her said husband, did acknowledge that she made herself a party to the said deed of conveyance for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether of dower or of separate property, statutory or equitable, in and to the lands therein described, and that she executed said deed freely and voluntarily, and without any constraint, fear, apprehension or compulsion of or from her said husband.

WITNESS my signature and official seal at Fort Pierce, Florida in the County of St. Lucie and State of Florida the day and year last aforesaid.

B. A. Pittman
Notary Public.
My commission expires



Warranty Deed

Return to Rufus Sornbie
1154 W. FLORIDA ST
CREW'S FARM, R. E. 24 MIAMI BEACH

TO CORPORATION

DOUGLAS E. MULLINS and EDITH
M. MULLINS, his wife
TO

MAZEL, INC.

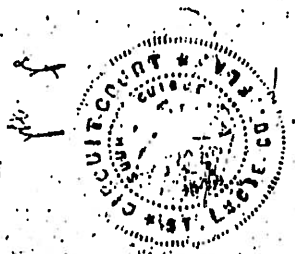
Date ~~XXXX~~ April 28, 1955.

ABSTRACT OF DESCRIPTION

The of & W. E. Dow County, Jacksonville, Florida, 1951

Clerk File No. 43605 Filed
in the office of the Clerk of the Circuit
Court of St. Lucie County, Florida on the
28th Day of April A. D.
1955 at 3:25 o'clock P.M.
and recorded in Book
No. 201 page 214 and
record verified.

W. C. BAGGETT, Clerk
Circuit Court, St. Lucie County, Florida
By *W. C. Baggett* D. C.



Warranty Deed

This Indenture, Made, this 6th day of May A. D. 1955

BETWEEN MAZEL, INC., a corporation existing under the laws of the State of Florida having its principal place of business in the County of Palm Beach and State of Florida

and lawfully authorized to transact business in the State of Florida, party of the first part, and ADOLPH SCHOENBRUN and FANNIE SCHOENBRUN, his wife, not as tenants by the entirety but as tenants in common, an undivided one-half interest each, C/O Benjamin Rosenshine, 804 Law & Finance Building, Pittsburgh 19, Pennsylvania of the County of Allegheny and State of Pennsylvania

parties of the second part. WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars,

to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged and granted, bargained and sold to the said party of the second part, their

heirs and assigns forever, the following described land situated, lying and being in the County of St. Lucie and State of Florida, to-wit:

That part of the North four Hundred (400) feet of the South five Hundred Ninety-eight (598) feet of Government Lot Two (2) of Section 3, Township 35 South, Range 40 East, lying west of old abandoned U. S. Highway No. 1, situated in St. Lucie County, Florida.

Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, whatsoever, remainder or easement thereto belonging or in anywise appertaining;

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



And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its proper officers, and its corporate seal to be affixed, attested by its secretary, the day and year above written

(Corporate Seal)

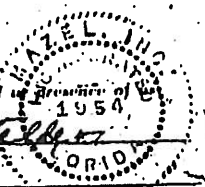
ATTEST: Benjamin Rosenshine Secretary

MAZEL, INC.,

By Lucas S. ... President

Signed, sealed and delivered in presence of

Mary Q. ...



State of PENNSYLVANIA

County of ALLEGHENY

I Hereby Certify that on this 6th day of May

1955 before me personally appeared ADOLPH SCHOENBRUN and BENJAMIN ROSENBERG and HARRY TRUB, President and Secretary respectively of a corporation under the laws of

the State of Florida to me known to be the persons who signed the foregoing instrument as such officers and secretly acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned and that they affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said corporation.

Witness my signature and official seal, at Pittsburgh in the County of Allegheny and State of Pennsylvania

the day and year last aforesaid. My Commission Expires January 7, 1959

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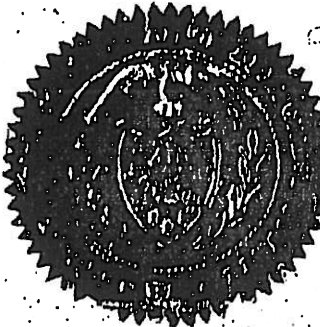
State of Florida, County of ST. LUCIE On this 10th day of May 1955 at 3:15 o'clock P.M. M. this instrument was filed for record and being duly acknowledged and proven I have recorded the same in Page 58 of Book 201-216 in the Public Records of said County.

WARRANTY DEED FROM CORPORATION WAZEL, INC. TO ADOLPH SCHOENBRUN ET AL Dated May 6, 1955 ABSTRACT OF DESCRIPTION

No. 21052

Allegheny County, Commonwealth of Pennsylvania

I, David B. Roberts, Prothonotary of the Court of Common Pleas in and for the County of Allegheny, in the Commonwealth of Pennsylvania, the same being a Court of Law and Record, and having a seal, do hereby certify that



before whom the foregoing ACKNOWLEDGMENT or AFFIDAVIT was taken, and who has thereunto, in his or her own proper handwriting, subscribed his or her name to the certificate of the proof and acknowledgment of the annexed instrument, was at that time and is now a NOTARY PUBLIC in and for the Commonwealth of Pennsylvania, resident of said County aforesaid, duly commissioned and sworn and authorized by law to take and certify affidavits and the acknowledgments and proof of deeds of land, etc., to be recorded, to all whose acts as such due faith and credits are, and of right, ought to be, given throughout the United States and elsewhere; and further, that said instrument is executed in accordance with the laws of this Commonwealth, and that I am acquainted with his or her signature and seal, and believe the same to be genuine.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of the said Court, at Pittsburgh, in said County this 14th day of May in the year of our Lord one thousand nine hundred and fifty five.

227 of 288
MADE THIS 19th day of April A. D. 1957
ADOLPH SCHOENERUN and FANNIE SCHOENERUN, his wife

of the County of Allegheny in the State of Pennsylvania
parties of the first part and

LAWRENCE TUCKER, as Trustee;
of the County of St. Lucie in the State of Florida
parties of the second part

Witnesseth, that the said parties of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said party of the second part, his heirs and assigns forever, the following described land, situate, lying and being in the County of St. Lucie State of Florida, to wit:

That part of the North 400 feet of the South 598 feet of Government Lot 2 of Section 3, Township 35 South, Range 40 East, lying West of the old abandoned U. S. Highway No. 1, situated in St. Lucie County, Florida.

Subject to: a purchase-money Mortgage, in the sum of THIRTY THOUSAND and No/100 (\$30,000.00) DOLLARS.

Subject, also, to: taxes and assessments for the year of 1957 and subsequent years; zoning ordinances reservations, easements, limitations, restrictions and conditions appearing of record, if any.



And the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. In Witness Whereof, the said parties of the first part have hereunto set their hands and seals the day and year first above written. Signed, Sealed and Delivered in Our Presence:

Signatures of Adolph Schoenerun, Fannie Schoenerun, and Lawrence Tucker.

State of PENNSYLVANIA
County of ALLEGHENY
I HEREBY CERTIFY, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, ADOLPH SCHOENERUN and FANNIE SCHOENERUN, his wife to me well known and known to me to be the individuals described in and who executed the foregoing deed; and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed. WITNESS my hand and official seal at Pittsburgh, Pennsylvania, County of Allegheny, and State of Pennsylvania, this 19th day of April, A. D. 1957.

Notary Public State of Pennsylvania
My Commission Expires

BENJAMIN ROSENSHINE, Notary Public
Pittsburgh, Allegheny County, Pa.
My Commission Expires January 7, 1964



Deed

TO

ABSTRACT OF DESCRIPTION

STATE OF FLORIDA

On this day of 1900, I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original record of the same as the same appears in the public records of said County, Florida, and that the same is a true and correct copy of the original record of the same as the same appears in the public records of said County, Florida, in and for said County.

ROBERT C. RUNDIE

Attorney at Law
 Miami, Florida



TRUST AGREEMENT

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, the undersigned have agreed to purchase from ADOLPH SCHOENBRUN and FANNIE SCHOENBRUN, his wife, the following described property, located in St. Lucie County, Florida, to-wit:

That part of the North 400 feet of the South 598 feet of Government Lot 2, of Section 3, Township 35 South, Range 40 East, lying West of the old abandoned U. S. Highway No. 1;

to be fully described in a deed from ADOLPH SCHOENBRUN and FANNIE SCHOENBRUN, his wife, to LAWRENCE TUCKER, AS TRUSTEE, to be duly recorded in the public records of St. Lucie County, Florida, and

WHEREAS, we, the undersigned, desire to sell said property and to avoid delay, expense and inconvenience if all of us were to execute deeds to said property,

NOW, THEREFORE, we, the undersigned, hereby agree that the title to said property shall be vested in the undersigned, AS TRUSTEE, who shall hold the same in trust and sell said land in such tract, or tracts, either for cash or credit and upon such terms as directed and approved in writing by the decision of the majority of the financial interest of the beneficiaries as later described, and execute deeds and releases thereto, giving to said Trustee full power and authority to do and perform any and every act whatsoever requisite to all intents and purposes as we might do if personally present; provided, however, that said Trustee shall not incur any debts against said property without the consent of a majority of the financial interest of the beneficiaries as later described. After paying all expenses in connection therewith and paying for and discharging indebtednesses of every kind and character that may be placed against said property, Trustee shall account to us for

our respective interests therein in the following proportions:

Lawrence Tucker	80%
Michael R. Scaffili	10%
Charles Passantino	10%

IT IS FURTHER expressly agreed that the Trustee shall give notice to the undersigned ten days prior to the due date of any payments to be made on the purchase money mortgage now on said property and that each of the undersigned will contribute for said payment their proportionate share and that in the event any party shall be unable to advance funds necessary for his share, it is mutually agreed that the party failing to advance said money will sell his interest in said property to the other parties for an amount equal to the amount of money invested by said party in the purchasing of said property.

IT IS FURTHER AGREED that the beneficiaries of the Trust created herein shall not sell their interest to anyone other than the present beneficiaries without first offering said shares to them.

IT IS FURTHER AGREED that the heirs of the parties herein shall not revoke this trust, but that the Trustee named, or his successor, shall in such event account to the heirs, executors, administrators, or assigns of such deceased party in like manner as he is required to account to the surviving parties.

IT IS FURTHER AGREED that the Trustee shall not be personally liable for any error of judgment or for any loss arising out of any act or actions in the execution of this trust so long as he acts in good faith, and that said Trustee is hereby recognized as having a beneficial interest in said property, and he is hereby authorized to own said interest and dispose of his interest in this Trust to the same extent as if he were not Trustee.

IT IS HEREBY EXPRESSLY declared that a trust and not a partnership is hereby created, and that neither the Trustee nor a beneficiary thereunder shall ever be personally liable hereunder as partners or otherwise, but that for all debts the Trustee shall be liable as such to the extent of the trust fund only.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 19th day of April, 1957.

WITNESSES:

Sperand Baker
Barbara Blanford

Lawrence Tucker (SEAL)
Lawrence Tucker
Michael R. Scafidi (SEAL)
Michael R. Scafidi
Charles Passantino (SEAL)
Charles Passantino

STATE OF FLORIDA

Personally appeared before me this day, LAWRENCE TUCKER, MICHAEL R. SCAFIDI, and CHARLES PASSANTINO, to me known to be the persons described in and who executed the foregoing Trust Agreement, and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the county and state last aforesaid this 19th day of April, 1957.

Barbara Blanford
Notary Public



Clerk File No. 57078 Filed
in the office of the Clerk of the Circuit
Court of St. Lucie County, Florida on
2nd Day of May
1957 at 2:35 o'clock P.M.
recorded in Book
No. 227 pages 386-388
record verified.

W. C. BAGGETT, Clerk
Circuit Court, St. Lucie County, Florida
By Lily Hansen D. C.



ASSIGNMENT OF BENEFICIAL INTEREST

KNOW ALL MEN BY THESE PRESENTS:

THAT, in consideration of love and affection and \$10.00 in hand received, I, LAWRENCE TUCKER, do hereby assign, transfer and set over unto LAWRENCE TUCKER and CECELIA TUCKER, his wife, an undivided 80% beneficial interest in, to and under that certain Trust Agreement, executed by Lawrence Tucker, Michael R. Scafidi and Charles Passantino, all of Fort Pierce, Florida, dated the 19th day of April, 1957, and recorded in the public records of St. Lucie County, Florida, covering the following described property, to-wit:

That part of the North 400 feet of the South 598 feet of Government Lot 2, of Section 3, Township 35 South, Range 40 East, lying West of the old abandoned U. S. Highway No. 1;

together with a like interest in and to the beneficiary's net proceeds and avails arising or growing out of said Trust; and the Trustee is hereby authorized to pay, turn over and deliver unto LAWRENCE TUCKER and CECELIA TUCKER, his wife, all moneys and benefits accruing from the interests hereby assigned and to consider the Assignees as beneficiaries under said Trust to the extent of such interest.

This Assignment is made, however, subject to all of the terms and conditions of said Trust Agreement.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of May, 1957.

Lawrence Tucker (SEAL)
Lawrence Tucker

WITNESSES:
James R. Gilbert
Barbara Blum

WILSON & GILBERT, ATTORNEYS AT LAW, 280 SOUTH SECOND STREET, FORT PIERCE, FLORIDA

STATE OF FLORIDA)
ST. LUCIE COUNTY)

Personally appeared before me this day, LAWRENCE TUCKER, to me known to be the person described in and who executed the foregoing Assignment, and he acknowledged before me that he executed the same for the purposes therein contained.

WITNESS my hand and official seal in the county and state last aforesaid this 17 day of May, 1957.

Barbara Blansford
Notary Public

Clerk File No. 57370
In the office of the Clerk of the Circuit Court of St. Lucie County, Florida on the 13 day of May 1957 at 11:52 o'clock A.M.
recorded in Wade Book No. 228 pages 2-3
record verified.

W. C. BAGGETT, Clerk
Circuit Court, St. Lucie County, Florida
By Ruby Hansen D. C.



20

15.4.0

Warranty Deed

BOOK 232 PAGE 542

ANDERSON & NADEAU
Attorneys at Law
304 FIRST NATIONAL BANK BUILDING
MIAMI 28, FLORIDA

STATUTORY

This Indenture, Made this 1st day of November A. D. 1957 Between
 LAWRENCE TUCKER, individually, as Trustee, and CECILIA TUCKER,
 his wife of the County of St. Lucie, State of Florida, part 168 of the first part, and
 PHILIP R. WARSHAW and MONA WARSHAW, his wife
 whose post office address is 422 S.W. 25th Road, Miami of the County of Dade, in the State of Florida, part 168 of the second part.

Witnesseth, That the said part 168 of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, Dollars and other good and valuable considerations to them in hand paid by said parties of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said parties of the second part, their heirs and assigns forever, the following described land, situate, lying and being in the County of St. Lucie in the State of Florida, to-wit: an undivided one-half interest in and to

That part of the North 400 feet of the South 598 feet of Government Lot 2, of Section 3, Township 35 South, Range 40 East, lying West of the old abandoned U.S. Highway No. 1,

Lots 6, 15, 18, 27, 30 of Block 1; Lot 7, Block 2; Lots 6 and 13, Block 3; Lots 23, 24, 27, 28, 29, 30, 31, 36, 37, 38, 40, 41, 42, Block 4; Lots 4 and 19, Block 5, all of SILVER LAKE PARK SUBDIVISION, Plat Book 10, page 4, St. Lucie County records.

All of that tract lying South of King Orange Drive and marked "not a part of this Plat" on the plat of SILVER LAKE PARK SUBDIVISION, Plat Book 10, page 8, St. Lucie County records.

Subject to conditions, restrictions and limitations of record, zoning ordinances affecting said property, and taxes for the year 1957 and subsequent years.

Subject to encumbrances of record.

and the said part 168 of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, The said part 168 of the first part have hereunto set their hand and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Mary Louise
Heard Brownell

Lawrence Tucker (Seal)
 Lawrence Tucker, ind. as Trustee
Cecilia Tucker (Seal)
 Cecilia Tucker (Seal)

STATE OF FLORIDA COUNTY OF DADE

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments personally appeared LAWRENCE TUCKER, individually, as Trustee, and CECILIA TUCKER, his wife to me known to be the persons described in and who executed the foregoing instrument and they acknowledged to me that they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 31 day of November, A. D. 1957

Heard Brownell
 Notary Public, State of Florida at Large.
 My commission expires April 24, 1961.

Filed this _____ day of _____ A. D. 1957 at _____ o'clock _____ M., and Recorded in

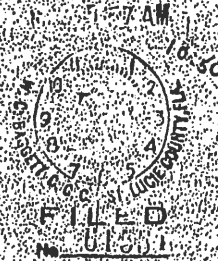
Deed Book _____ at Page _____ BY _____ County _____ Deputy Clerk _____

Vol. 232 No. 543



Clerk File No. 61531 Filed
in the office of the Clerk of the Circuit
Court of St. Lucie County, Florida on the
Day of December A. D.
1957 at 11:30 o'clock A.M. and
recorded in Book
No. 100 pages 1-2 and
record verified.

W. C. BAGGETT, Clerk
Circuit Court, St. Lucie County, Florida
By W. C. Baggett D. C.



QUIT CLAIM DEED

BOOK 238 PAGE 201
FAPCO'S FORM R. E. 574

FAPCO PUBLISHING CORPORATION
MIAMI 37, FLORIDA

This Indenture Made this 29th day of January, A. D. 1958

BETWEEN PHILIP R. WARSHAW and MONA WARSHAW, his wife

_____ of the County of _____
Dade and State of Florida part 108 of the first part, and
LAWRENCE TUCKER, individually and as Trustee and CECELIA TUCKER,
his wife
of the County of Dade and State of Florida part 108 of the
second part.

WITNESSETH, That the said part 108 of the first part, for and in consideration of the
sum of Ten and no/100 (\$10.00) Dollars,

in hand paid by the said part 108 of the second part, the receipt whereof is hereby acknowledged,

have remised, released and quit-claimed, and by these presents do, remise, release and quit-

claim unto the said part 108 of the second part and their heirs, and assigns

forever, all the right, title, interest, claim and demand which the part 108 of the first part have

in and to the following described lot, piece, or parcel of land, situate, lying and being in the

County of St. Lucie, State of Florida

to-wit: An undivided one-half interest as to

PARCEL #1 - Lots 6, 15, 18, 27, 30, Block 1
Lot 7, Block 2
Lots 6, 13, Block 3
Lots 23, 24, 27, 28, 29, 30, 31, 36, 37, 38, 40, 41,
42 of Block 4
Lots 4, 19, Block 5 of SILVER LAKE PARK ADDITION,
according to Plat thereof recorded in Plat Book 10, Page 4 of the
Public Records of St. Lucie County, Florida.

PARCEL #3 - All of Tract South of King Orange Drive marked "Not
of this Plat" of SILVER LAKE PARK ADDITION, according to Plat
thereof recorded in Plat Book 10, Page 8, of the Public Records
of St. Lucie County, Florida.

That part of the North 400 feet of the South 598 feet of Government
Lot 2 of Section 3, Township 35 South, Range 40 East, lying West
of the old Abandoned U. S. Highway No. 1.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances there-
unto belonging or in anywise appertaining, and all the estate, right, title, interest and claim what-
soever of the said part 108 of the first part either in law or equity, to the only proper use, benefit
and behoof of the said part 108 of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, The said part 108 of the first part have hereunto set their
hand and seal the day and year first above written.

Signed, sealed and delivered in presence of us:

Signature of Trustee

Signature of Trustee

Signature of Philip R. Warshaw (Seal)

PHILIP R. WARSHAW
Signature of Mona Warshaw (Seal)

MONA WARSHAW

STATE OF FLORIDA
COUNTY OF DADE

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, PHILIP R. WARSHAW and MONA WARSHAW, his wife;

to me well known to be the person described in and who executed the foregoing deed, and acknowledged before me that they executed the same freely and voluntarily for the purpose therein expressed.

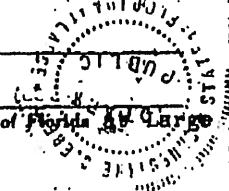
WITNESS my hand and official seal at Miami

County of Dade and State of Florida this 26 day of January A. D. 1958.

My Commission expires

11/20/58

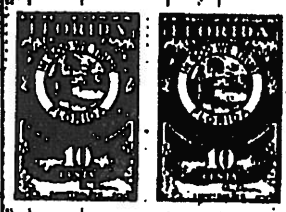
Notary Public, State of Florida At Large



On this 26 day of January A. D. 1958 at Miami, Florida, the above named person(s) appeared before me, a Notary Public, and being duly sworn on oath, acknowledged and proved to me that they executed the foregoing deed, and I have recorded the same on page 202 of Book 238 in the public records of said County.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Circuit Court of the Dade Judicial Circuit of said State in and for said County.

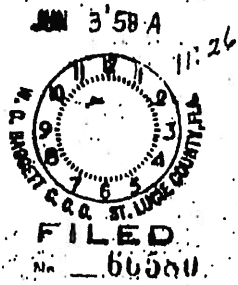
PARCO PUBLISHING CORPORATION, MIAMI 27, FLORIDA



Parco-Union Press



CLERK FILE NO. 66-580 FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, ON THE 3 DAY OF June A. D. 1958 AT 11:26 O'CLOCK A. M. AND RECORDED IN Deed BOOK NO. 238 PAGES 201-202 W. C. BAGGETT, CLERK CIRCUIT COURT, ST. LUCIE COUNTY, FLA. BY W. C. Baggett June D. C.



WARRANTY DEED
DEED'S FORM 01 (REV.)

238 PAGE 200

Manufactured and for sale by The H. & W. S. Drew Company
Jacksonville, Florida

This Warranty Deed Made this 3rd day of June A. D. 19 58 by

LAWRENCE TUCKER and CECELIA TUCKER, his wife and LAWRENCE TUCKER
individually and As Trustees
hereinafter called the grantor, to CRANDLER HOVEY-----

75 Federal Street, Boston, Massachusetts

whose postoffice address is [REDACTED]
hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to the 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, hereby grants, bargains, sells, aliens, re-
leases, conveys and confirms unto the grantee, all that certain land situate in St. Lucie
County, Florida, viz:

That part of the North 400 feet of the South
598 feet of Government Lot 2 of Section 3,
Township 35 South, Range 40 East, lying West
of the old abandoned U. S. Highway No. 1, situ-
ated in St. Lucie County, Florida

This conveyance is made subject to a certain mortgage
dated April 24, 1957, in the principal amount
of \$30,000.00, recorded in Mortgage Book 136,
at page 385 of the public records of St. Lucie
County, Florida, to Adolph Schoenbrun and Fannie
Schoenburn, his wife.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any
wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land
in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the
grantor hereby fully warrants 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, except taxes accruing subsequent
to December 31, 1957.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year
first above written.

Signed, sealed and delivered in our presence

James M. Hoody
James M. Hoody

Lawrence Tucker
Lawrence Tucker
Cecelia Tucker
Cecelia Tucker

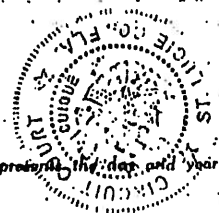
STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me, an officer duly
authorized in the State aforesaid and in the County aforesaid to take
acknowledgments, personally appeared LAWRENCE TUCKER
and CECELIA TUCKER, his wife

known to be the person or persons described in and who executed the
aforesaid instrument and they acknowledged before me that they
were the same.

WITNESS my hand and official seal in the County and
State last aforesaid this 3rd day of
June A. D. 19 58.

James M. Hoody
Notary Public
My Comm. No. 1111
Bonded by F. W. Bonding & Insurance Co.



SPACE BELOW FOR RECORDERS USE
Clerk File No. 66579 Filed
in the office of the Clerk of the Circuit
Court of St. Lucie County, Florida on the
3 day of June A. D.
1958 at 11:26 o'clock AM and
recorded in Book
No. 228 pages 200
record verified.
W. C. BAGGETT, Clerk
Circuit Court, St. Lucie County, Florida
By *Margaret James* D. C.

