

This Instrument Prepared by and Return to:

Jason Beal
Atlantic Coastal Land Title Company, LLC
855 21st Street, Suite C
Vero Beach, Florida 32960
Our File No.: 49084389
Property Appraisers Parcel Identification (Folio) Number: 32390600001016000004.0

RECORDED
DATE 2/4/19 TIME 2:25PM
OR BOOK 3181 PAGE 1896
DOCUMENT NO 3120190006954
INDIAN RIVER COUNTY

This deed is re-recorded to correct a scrivener's error by removing the amount paid for Florida Documentary Stamps. This deed is exempt and not subject to tax.

Space above this line for Recording Data

WARRANTY DEED

THIS WARRANTY DEED, made the 4th day of February, 2019, by Central Groves Corp., a Florida corporation, whose post office address is P. O. Box 643426, Vero Beach, FL 32964, herein called the Grantor, to Indian River County, a Political Subdivision of the State of Florida, whose post office address is 1801 21st Street, Vero Beach, FL 32960, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in INDIAN RIVER County, State of Florida, viz.:

Legal Description of the Miami Block

Tract 16, Less the West 20 Acres in Section 6, Township 32 South, Range 39 East, according to the Plat of Lands of the Indian River Farms Company, filed in the Office of the Clerk of the Circuit Court of St. Lucie County, Florida, in Plat Book 2, Page 25, said land now lying and being in Indian River County, Florida; AND the West .245 Acres of the East 20.49 Acres of Tract 15, and the East .245 Acres of the East 20.49 Acres of Tract 15, all in Section 6, Township 32 South, Range 39 East, according to the Plat of Lands of the Indian River Farms Company filed in the Office of the Clerk of the Circuit Court of St. Lucie County, Florida, in Plat Book 2, Page 25, said land now lying and being in Indian River County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2019 and thereafter.

Pursuant to Rule 12B-4013, F.A.C, this Warranty Deed is given to a governmental entity under threat of condemnation or as part of an out-of-court settlement of condemnation proceedings, and is not subject to tax.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that 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, and hereby 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, 2018.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Central Groves Corp., a Florida corporation

Benjamin F. Bailey (Seal)
Benjamin F. Bailey, III, President

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 4 day of February, 2019, by Benjamin F. Bailey, III, President of Central Groves Corp., a Florida corporation, who is personally known to me or has produced _____ as identification.

SEAL

[Signature]
Notary Public

Printed Notary Name

My Commission Expires:

