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This instrument prepared by
Bruce Barkett, Esq.
Collins, Brown, Barkett,
Garavaglia & Lawn, Chtd.
756 Beachland Blvd.
Vero Beach, FL 32963

DECLARATION OF UNITY OF TITLE

WHEREAS, the undersigned are the fee simple owners of the following described property situate in Indian River County, Florida:

Parcel I:

That part of the North 330 feet of the South half of Government Lots 1 and 2 which lies East of State Road A-1-A in Section 21, Township 33 South, Range 40 East, EXCEPT, however, the North 150 feet thereof;

AND

That part of Government Lot 1 in Section 22, Township 33 South, Range 40 East, which lies between an extension East of the North and South lines of the above described property to the Atlantic Ocean; EXCEPT, however, the West 969 feet of all of the above described parcel and

LESS AND EXCEPT Lots 1, 2 and 3, Sears Cove, according to the Plat thereof, as recorded in Plat Book 9, Page 8, Public Records of Indian River County, Florida.

Parcel ID# 33-40-21-00007-0001-00000/0

Parcel II:

Lot 1, Sears Cove Subdivision, according to the Plat thereof, as recorded in Plat Book 9, Page 8, Public Records of Indian River County, Florida.

Parcel ID# 33-40-21-00007-0000-00001/0

Parcel III:

Lot 2, Sears Cove Subdivision, according to the Plat thereof, as recorded in Plat Book 9, Page 8, Public Records of Indian River County, Florida

Parcel ID#: 33-40-21-00007-0000-00002/0

Parcel IV:

Lot 3, Sears Cove Subdivision, according to the Plat thereof, as recorded in Plat Book 9, Page 8, Public Records of Indian River County, Florida.

Parcel ID#: 33-40-21-00007-0000-00003/0

SUBJECT TO easements, restrictions, rights-of-way and reservations of record; and

WHEREAS, said real property described above are adjacent pieces of property; and

WHEREAS, the undersigned has made or will make application for issuance of a development order which necessitates the above-described parcels being held in single ownership as one entire parcel.

NOW, THEREFORE, the undersigned declares that such parcels will in the future be held and treated as one single parcel of land, which is not to be divided for sale, lease or transfer of ownership other than as a single tract; and

FURTHER declares that the covenant stated herein shall be and constitute a covenant running with the land, binding on all future successors and owners of said Parcels, and shall be strictly enforceable by the County of Indian River County, Florida, in accordance with its land development regulations, and shall remain valid until such time as is released in writing by an authorized representative of Indian River County, Florida.

WITNESS the hand and seal of the undersigned, this 5 day of NOVEMBER, 2016.

Signed and sealed in our presence:

Nicole Smith

Witness

Name: Nicole Smith

Charles Anderson

Witness

Name: Charles Anderson

Denis Manelski

Denis Manelski

1804 Ocean Drive, Vero Beach, FL 32963

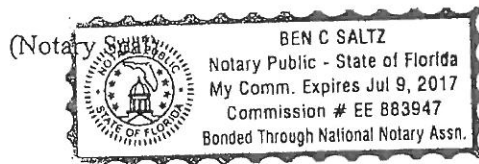
Jennifer Manelski

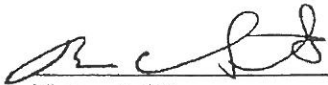
Jennifer Manelski

1804 Ocean Drive, Vero Beach, FL 32963

STATE OF Florida
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 5 day of Nov, 2016, by Denis Manelski and Jennifer Manelski, who are personally known to me or who have produced Florida Driver's License as identification.





Notary Public
My Commission Expires: 7-9-2017