1916287 RECORDED IN THE RECORDS OF JEFFREY K BARTON, CLERK CIRCUIT COURT INDIAN RIVER CO FL, BK: 2257 PG: 1602, 04/14/2008 04:06 PM DOC STAMPS D

03/10/5008 MOX 13:01 | LLX/BX ZO 66611 | 🖾 001-

R/W - 69th Street (N. Winter Beach Rd.) Tax ID #32-39-03-00001-7000-00005.0, 7.0, 8.1 & 8.2

C Instrument prepared by and return to the County Attorney's Office

STATUTORY WARRANTY DEED

THIS INDENTURE, made this 31 day of moon 2008, between GENDELL PARTNERS ADVOCATE, L.L.C., an Illinois limited liability company, as to an eighty percent (80%) undivided interest, and GENDELL REALTY PARTNERS FLORIDA, L.L.C., an Illinois limited liability company, as to a twenty percent (20%) undivided interest, 8707 Skokie Boulevard, #230, Skokle, IL 60077, GRANTOR, and INDIAN RIVER COUNTY, a political subdivision of the State of Florida, 1840 25th Street, Vero Beach, FL 32960, GRANTEE,

WITNESSETH THAT: GRANTOR, for and in consideration of the sum of Ten Dollars and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt of which is hereby acknowledged, has granted, bargained, and sold to the GRANTEE, and GRANTEE'S successors and assigns forever, the following described land, situate, lying, and being in Indian River County, Florida:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

AND GRANTOR does hereby fully warrant the title to the land set forth on Exhibit "A," and will defend the same against the

lawful claims of all persons whomsoever.	
Signed in the presence of:	GENDELL PARTNERS ADVOCATE, L.L.C.
sign: Witness	an Illinois limited liability company
printed name: will water	Scott H. Gendeil
sign: Doswoon	Managing Member as to an undivided 80% interest
printed name: DENNIS BRO	DERICE
STATE OF ILLINOIS, COUNTY OF COOK	
The foregoing instrument was acknowledged before me this 31 day of MACH, 2008, by Scott H. Gendell, Managing Member of GENDELL PARTNERS ADVOCATE, L.L.C., an Illinois limited liability company, on behalf of same, who is personally known to me or produced	
	OFFICIAL SEAL SIN GOTTAGE Bancanagy
Signed in the presence of: My Commission Expires Apr 13, 2011 GENERALTY PARTNERS	
FLORIDA, L.L.C., an Illinois limited	
printed name: Witness Wally	limited riability company
printed name:	Scott H. Gendell
sign: Witness	Managing Member as to an undivided 20% interest
printed name: DENNIS BROBGRICK	
STATE OF ILLINOIS, COUNTY OF COOK	
The foregoing instrument was acknowledged before me this 31 day of MARCH, 2008, by Scott H. Gendell, Managing Member of GENDELL REALTY PARTNERS FLORIDA, L.L.C., an Illinois limited liability company, on behalf of same, who is personally known to me or producedas identification.	
Notary Public:	sign (Satricia Danconery
stamped seal with printed name, commission # & expiration date	OFFICIAL SEAL PATRICIA GANCARCZYK Notary Public - State of Illinois My Commission Expires Apr 13, 2011

2257 1603 WEST LINE SEC. 3-32-39 phone : (772) 794 - 1213 1717 Indian River Blvd. - Suite 101 PROFESSIONAL LAND SURVEYORS & MAPPERS STREET CCR # 05155 BOAT SPIKE C/L 69TH. SEC. 3-32-39 FD SOUTHWEST CORNER 589°23'04"E SECTION -3-32-39 Certificate of Authorization: LB 6905 N00°18'59"E 2628.99 CORNER SOUTH 1/4 e-mail : lb6905@bellsouth.net SET IRC 13.00-7 Vero Beach, Florida 32960 facsimile: (772) 794 - 1096 5' OFFSET NORTH FD CARTER C.M EXISTING NORTH R/W LINE-PLS - PROFESSIONAL LAND SURVEYOR
PSM - PROFESSIONAL SURVEYOR * MAPPER
LB - LAND SURVEYING BUSINESS Legend * Abbreviations 69th STREET, (North Winter Beach Road) RIGHT OF WAY POINT OF COMMENCEMENT POINT OF BEGINNING SECTION 3, TOWNSHIP 325, RANGE 3SE 1648.97 RIGHT-OF-WAY DEDICAITON 989.39 エイアアククス のエクスにの EXISTING 50' R/W SUBDIVISION PLAT OF SURVEY FOR: 589°44'06"W PROPOSED 13.00 S89°44'06'W 2638.36' 1/4 CORNER TO SECTION CORNERë RIGHT-OF-WAY N89°44'06"E 989.39 DEDICATION コニタつの クエコタング SECTION 3-32-39 A PORTION OF inch = 100ft 989.39 SOUTH LINE SEC. 3-32-39 SCALE: DATE: SKETCH OF LEGAL DESCRIPTION CKD. BY: DWN. BY: PROJ. NO. NOT A BOUNDARY SURVEY 05-050 SAH 1/26/01 EXISTING 50' R/W SOUTHEAST CORNER SEC. 3-32-39 FD. POURED IN PLACE C.M. WITH A BEACH SURVEY MARK-1991-LB 205 3. ALUMINUM DISK STAMPED VERO 500°19'48"W DOD DOD 13.00 COMPLETE WITHOUT ONE BE FOUND AT THE END OF THE ATTACHED REPORT THE PLAT WHICH SIGNATURE AND SEAL MAY FLORIDA REGISTERED SURVEYOR ORIGINAL RAISED SEAL OF THE AND REPORT ARE NOT FULL AND AND MAPPER NAMED HEREON THE SIGNATURE AND THE CCR # 0038935 P.B. II, PG. 100. N00*19'48"E M.30.44.685 でのの

1 107

2653.79

EAST 1/4 CORNER OF SECTION 3-32-39

989 39

FD IRC #4840 0.13'E 1 0.03'N

N00'20'37"E

EXISTING 15' R/W -

2257 1604

1717 Indian River Blvd. - Suite 101

Vero Beach, Florida 32960 facsimile:(772) 794 - 1096

e-mail : 1b6905@bellsouth.net

TRADOCT OF OUR YAY

- * TYPE OF SURVEY: SPECIFIC PURPOSE: SKETCH OF INFORMATION LEGAL DESCRIPTION THIS IS NOT A BOUNDARY SURVEY
- * THIS SURVEY PERFORMED BY:

HOUSTON, SCHULKE, BITTLE \$ STODDARD, 1717-INDIAN RIVER BLV'D., SUITE: #202-C VERO BEACH, FLORIDA 32960 INC. L.B.

PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE

STUART A. HOUSTON, P.L.S. #4490

- SUBURBAN. THE MINIMUM RELATIVE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS I FOOT IN 7,500. THE MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO BE IN EXCESS OF THIS THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6, FAC) IS ACCURACY REQUIREMENT
- * THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA MINIMUM TECHNICAL STANDARDS AS CONTAINED IN GIGIT-6, FAC.
- * ELEVATIONS AND DIMENSIONS SHOWN HEREON ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF
- THE LAST DATE OF FIELD WORK WAS: 10/17/06
- * THE BEARING BASE FOR THIS SURVEY IS A STATE PLANE GRID BEARING OF N89°44'06"E ALONG THE SOUTH LINE OF SECTION 3-32-39.
- * THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR LOCATION OF ANY UNDERGROUND IMPROVEMENTS: UTILITIES, FOUNDATIONS, OR ENCROACHMENTS, EXCEPT AS SHOWN.
- * NO INSTRUMENTS OF RECORD REGARDING EASEMENTS, RIGHT-OF-WAYS, OR OWNERSHIP WERE SUPPLIED TO THIS SURVEYOR, EXCEPT AS SHOWN.
- * NO TITLE OPINION OR GUARANTEE IS EXPRESSED OR IMPLIED
- * UNLESS A COMPARISON IS SHOWN, PLAT VALUES AND MEASURED VALUES ARE THE SAME
- * LEGAL DESCRIPTION IS AS PREPARED BY THE SURVEYOR
- * UNLESS OTHERWISE INDICATED, FOUND MONUMENTATION. IS UNIDENTIFIED
- THE PARCEL OF LAND SHOWN HEREON LIES IN FLOOD ZONES: "X', AE 7', 8' ¢ 9' PER FLOOD INSURANCE RATE MAP # 12061C0093 E, DATED MAY 4th., 1989

スココークド・ツタン ひきりこうなごうく Description:

A PORTION OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 32 SOUTH, RANGE 39 EAST, AND IN GOVERNMENT LOT 3 OF SAID SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS:

SOUTH, RANGE 39 EAST, RUN 589'44'06"W ALONG THE SOUTH LINE OF SAID SECTION 3 A DISTANCE OF 989.39 FEET TO A POINT, SAID POINT LYING PAGE 100, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PORTION OF LAND; NOW EXISTS, SAID POINT LYING 500"19"48"W, 25.00 FEET WEST OF THE NORTH WEST CORNER OF WINTER GROVE SUBDIVISION AS RECORDED IN PLAT BOOK II SAID SECTION 3, THENCE LEAVING SAID SOUTH LINE OF SECTION 3, RUN COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 3, TOWNSHIP 32 WAY LINE OF 69TH. STREET, (NORTH WINTER BEACH ROAD) AS THE SAME N89°44'06"E A DISTANCE OF 1648.97 FEET FROM THE SOUTH 1/4 CORNER OF 100°19'48"E A DISTANCE OF 25.00 FEET TO A POINT ON THE NORTH RIGHT OF

THENCE RUN 589'44'06"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 69th STREET, A DISTANCE OF 989.39 FEET;

13.00 FEET; "HENCE LEAVING SAID RIGHT-OF-WAY LINE RUN NOO"18'59"E, A DISTANCE OF

OF 989.39 FEET; THENCE RUN NB9'44'06"E TO A POINT LYING S00'19'48"W, 12.00 FEET WEST OF THE NORTH WEST CORNER OF SAID WINTER GROVE SUBDIVISION, A DISTANCE "HENCE RUN 500"19"46"W, A DISTANCE OF 13.00 FEET, TO THE POINT OF

BEGINNING

SAID LAND CONTAINING: 12,862.10 SQUARE FEET OR 0.30 ACRES OF LAND, MORE OR LESS. AND SUABJECT OF EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD



SECTION 3, TOWNSHIP 325, RANGE RIGHT-OF-WAY DEDICAITON エイドアのの人 のエの下門の THE PROPOSED PLAT OF SURVEY FOR: NOISIZIDANS 39E

DATE SCALE DWN. BY: NOT A BOUNDARY SURVEY SKETCH OF LEGAL DESCRIPTION CKD. BY: PROJ. NO 05-050 SAH В 1/26/01 STUART A. HOUSTON

SURVEROR AND MARPER, NAMED, BELOW SIGNATURE AND THE ORIGINAL RAISED THIS SURVEY IS NOT VALID WITHOUT THE THE FLORIDA LICENSED