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Prepared by and return to:

Jerome D. Quinn
Attorney at Law
O'HAIRE, QUINN, CANDLER & CASALINO, CHTD.
3111 Cardinal Drive
Vero Beach, FL 32963
772-231-6900
File Number: **OIP(A1A Tract)**
Will Call No.: **59**

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Special Warranty Deed

This Special Warranty Deed made this 31st day of **May, 2008** between **Orchid Island Properties, Inc., a Florida corporation** whose post office address is **3125 Windsor Boulevard, Vero Beach, FL 32963**, grantor, and **Orchid Island Golf & Beach Club, Inc., a Florida not for profit corporation** whose post office address is **One Beachside Drive, Vero Beach, FL 32963**, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) 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 **Indian River County, Florida**, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

A portion of Parcel Identification Number: 31-39-23-00000-0010-00001.0

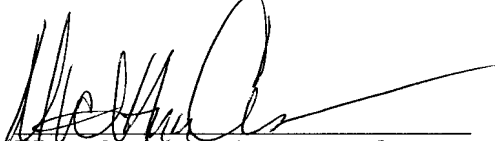
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

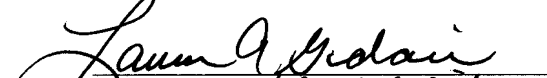
To Have and to Hold, the same in fee simple forever.

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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

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:


Witness Name: Michele Ann Carroccio


Witness Name: LAURA A. GIDSEY

Orchid Island Properties, Inc., a Florida corporation

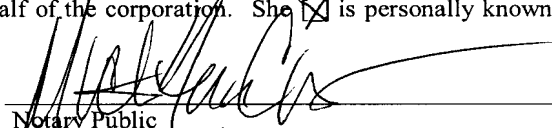
By: 
Jane A. Ford, Vice President

(Corporate Seal)

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 27 day of May, 2008 by Jane A. Ford, Vice President of Orchid Island Properties, Inc., a Florida corporation, on behalf of the corporation. She ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]


Notary Public
Printed Name: Michele Ann CARROCCIO
My Commission Expires: MAR 14, 2010

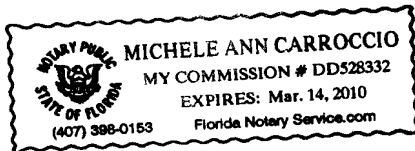


EXHIBIT "A":

LEGAL DESCRIPTION TRACT "B":

A PORTION OF:

GOVERNMENT LOT 1 & THE NORTH 831.81 FEET OF GOVERNMENT LOT 4, LESS & EXCEPTING 100 FOOT WIDE RIGHT OF WAY FOR STATE ROAD A-1-A & LESS THAT PORTION IN ORCHID ISLAND PLAT 2, PLAT BOOK 13, PAGE 9, & INCLUDING NORTH 1/2 OF ABANDONED RIGHT OF WAY IN GOVERNMENT LOT 4, PER RESOLUTION #89-77 & LESS THAT PORTION IN ORCHID ISLAND PLAT 6, PLAT BOOK 13, PAGE 15 & ALSO LESS THAT PORTION IN ORCHID ISLAND PLAT 5, PLAT BOOK 13, PAGE 23, & LESS THAT PORTION IN ORCHID ISLAND PLAT 4, PLAT BOOK 13, PAGE 30, & LESS TRACTS 24 & 25 OF PROPOSED ORCHID ISLAND PLAT 10 AS DESCRIBED IN OFFICIAL RECORD BOOK 863, PAGE 1441 & LESS THAT PORTION IN THE OCEAN CLUB 11 AT ORCHID ISLAND AS DESCRIBED IN OFFICIAL RECORD BOOK 1254, PAGE 1890 & ALSO LESS THAT PORTION IN OCEAN RESIDENCES AT ORCHID 1 CONDOMINIUM AS DESCRIBED IN OFFICIAL RECORD BOOK 1431, PAGE 1525 & ALSO LESS THAT PORTION IN ORCHID ISLAND PLAT 22, PLAT BOOK 16, PAGE 53, & LESS THAT PORTION IN ORCHID ISLAND PLAT 23, PLAT BOOK 16, PAGE 54 & LESS THAT PORTION IN OCEAN RESIDENCES 11 AT ORCHID ISLAND AS DESCRIBED IN OFFICIAL RECORD BOOK 1453, PAGE 1468, SAID LAND LYING AND BEING IN GOVERNMENT LOT 1, SECTION 23, TOWNSHIP 31 SOUTH, RANGE 39 EAST, TOWN OF ORCHID, INDIAN RIVER COUNTY, FLORIDA.

DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, THENCE RUN N89°23'42"E ALONG THE NORTH LINE OF SAID SECTION 23 A DISTANCE OF 1319.28 FEET TO THE NORTHWEST CORNER OF GOVERNMENT LOT 1, OF SAID SECTION 23, TOWNSHIP 31 SOUTH, RANGE 39 EAST, THENCE RUN S00°24'38"E ALONG THE WEST LINE OF SAID GOVERNMENT LOT 1 A DISTANCE OF 771.88 FEET, THENCE RUN N73°30'28"E A DISTANCE OF 167.10 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND, THENCE CONTINUE N73°30'28"E A DISTANCE OF 111.49 FEET, THENCE RUN N65°35'02"E A DISTANCE OF 69.60 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD A-1-A 100 FOOT WIDE RIGHT OF WAY, THENCE RUN S24°24'58"E ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF STATE ROAD A-1-A A DISTANCE OF 538.46 FEET, THENCE LEAVING SAID RIGHT OF WAY LINE RUN S61°36'51"W A DISTANCE OF 35.36 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF JUNGLE TRAIL RIGHT OF WAY AS SHOWN ON THE PLAT OF ORCHID ISLAND PLAT 6 SUBDIVISION RECORDED IN PLAT BOOK 13, PAGE 15, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, THE RADIUS POINT TO WHICH BEARS S61°36'51"W, 275.00 FEET, THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 275.00 FEET, THROUGH A CENTRAL ANGLE OF 60°20'09", A ARC DISTANCE OF 289.59 FEET, THENCE LEAVING SAID RIGHT OF WAY LINE RUN N01°16'39"E A DISTANCE OF 58.23 FEET, THENCE RUN N55°53'36"W A DISTANCE OF 26.01 FEET, THENCE RUN N17°55'32"W A DISTANCE OF 176.96 FEET, THENCE RUN N52°13'47"W A DISTANCE OF 54.32 FEET, THENCE RUN N16°29'32"W A DISTANCE OF 29.26 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 73,204.68 SQUARE FEET, (1.6805 ACRES), MORE OR LESS, SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD AND LYING AND BEING IN GOVERNMENT LOT 1, SECTION 23, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA.

HOUSTON, SCHULKE, BITTLE & STODDARD, INC.
PROFESSIONAL LAND SURVEYORS & MAPPERS

Certificate of Authorization : LB 6905

1717 Indian River Blvd. - Suite 101

Vero Beach, Florida 32960

phone : (772) 794 - 1213

facsimile : (772) 794 - 1096

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HLSBS