

This instrument was prepared incident to the issuance of a title insurance contract, and is to be returned to:

Jason A. Beal
Atlantic Coastal Title Corporation
3850 20th Street, Suite 6
Vero Beach, Florida 32960

ACTC File Number: **29077638**
Parcel ID Number: **31-38-36-00000-1000-00003.1**

GENERAL WARRANTY DEED

This deed, made as of this **19th** day of **June, 2009**, by **Richard Rentschler and Maryann Rentschler, his wife, his wife** (as Grantor); and **Indian River County, a political subdivision of the State of Florida**, whose post office address is: **1801 27th Street, Vero Beach, FL 32960** (as Grantee);

(Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, partnerships or other entities; wherever the context so admits or requires.)

WITNESSETH:

That the grantor, for and in consideration of the sum of \$10.00 in hand paid by grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to the following described parcel of land, to wit:

Being a parcel of land lying in the Northwest corner of the West half of the Northeast 1/4 of the Northeast 1/4 of Section 36, Township 31 South, Range 38 East, Indian River County, Florida, and being more particularly described as follows:

Commencing at the Northeast corner of Section 36, Township 31 South, Range 38 East; thence along the North line of said Section 36, North 89° 32' 15" West a distance of 1,329.15 feet to a point at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 36, Township 31 South, Range 38 East (bearings are based on said North line of Section 36 and all other bearings shown hereon are relative thereto); thence South 00° 11' 00" West, with the West line of said Northeast 1/4 of the Northeast 1/4 of Section 36, a distance of 40.00 feet, to a point on the South right-of-way line of Wabasso Road, and the Point of Beginning. Thence continuing with said line South 00° 11' 00" West a distance

of 18.00 feet to a point; thence South 89° 32' 15" East a distance of 304.63 feet to a point on the West line of 75th Court as delineated on a Plat of Subdivision entitled "Citrus Hideaway" as recorded among the Public Records of Indian River County, in Plat Book 10, at Page 26; thence North 00° 11' 37" West, with said West line, a distance of 18.00 feet; thence with the aforementioned South right-of-way line of Wabasso Road North 89° 32' 15" West a distance of 304.64 feet to the Point of Beginning.

Pursuant to Rule, 12B-4.013(4), F.A.C., this deed is given to a governmental agency under the threat of condemnation or as a part of an out-of-court settlement of condemnation proceedings and is not subject to documentary stamp 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 grantor hereby covenants with grantee that grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that 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 for the year in which this deed is given; and restrictions, reservations, limitations, covenants, conditions and easements of record, if any; insofar as same are valid and enforceable (however, this clause shall not be construed to reimpose same).

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

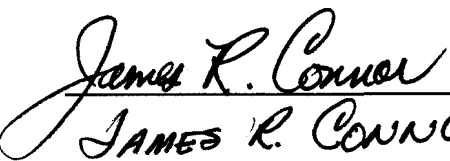
Signed, sealed and delivered in the presence of:



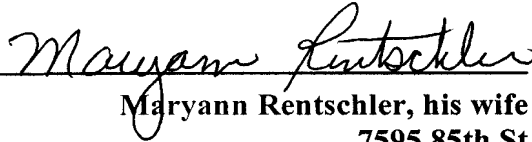
Jason A. Beal



Richard Rentschler
7595 85th St
Vero Beach, FL 32967



JAMES R. CONNOR



Maryann Rentschler, his wife
7595 85th St
Vero Beach, FL 32967

State of **Florida**
County of **Indian River**

The foregoing instrument was acknowledged before me the date hereinafter given, by **Richard Rentschler and Maryann Rentschler, his wife**; who was/were either personally known to me; or produced identification of sufficient character so as to identify said individual(s) with reasonable certainty; and who did/did not take an oath.

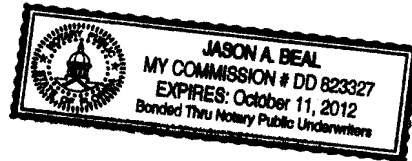
Witness my hand and official seal in the County and State last aforesaid, this **19th day of June, 2009**.



Notary Public

Type of identification provided (Check One):

- Driver's License
- Passport
- Government (State or Federal) ID Card
- Resident Alien ID Card
- Other



1545 05-47-06

Rentschler

PARCEL 111

PARCEL 111

31383600000100000003.1

BEING A PARCEL OF LAND LYING IN THE NORTHWEST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 31 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 31 SOUTH, RANGE 38 EAST, THENCE ALONG THE NORTH LINE OF SAID SECTION 36, NORTH 89°32'15" WEST A DISTANCE OF 1329.15 FEET TO A POINT AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 31 SOUTH, RANGE 38 EAST (BEARINGS ARE BASED ON SAID NORTH LINE OF SECTION 36 AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO); THENCE SOUTH 00°11'00" WEST, WITH THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, A DISTANCE OF 40.00 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF WABASSO ROAD, AND THE POINT OF BEGINNING:

THENCE CONTINUING WITH SAID LINE SOUTH 00°11' 00" WEST A DISTANCE OF 18.00 FEET TO A POINT; THENCE SOUTH 89°32'15" EAST A DISTANCE OF 304.63 FEET TO A POINT ON THE WEST LINE OF 75TH COURT AS DELINEATED ON A PLAT OF SUBDIVISION ENTITLED "CITRUS HIDEAWAY" AS RECORDED AMONG THE PUBLIC RECORDS OF INDIAN RIVER COUNTY IN PLAT BOOK 10 AT PAGE 26; THENCE NORTH 00°11'37" WEST, WITH SAID WEST LINE, A DISTANCE OF 18.00 FEET; THENCE WITH THE AFORMENTIONED SOUTH RIGHT OF WAY LINE OF WABASSO ROAD NORTH 89°32'15" WEST A DISTANCE OF 304.64 FEET TO THE POINT OF BEGINNING:

CONTAINING 5485 SQUARE FEET OR 0.126 ACRES, MORE OR LESS.

ABBREVIATIONS & LEGEND

P.O.B. POINT OF BEGINNING
 P.O.C. POINT OF COMMENCEMENT
 O.R.B. OFFICIAL RECORD BOOK
 EXIST. EXISTING
 SEC. SECTION
 @ BASELINE
 FD FOUND
 PI POINT OF INTERSECTION
 STA STATION
 C.R. COUNTY ROAD
 COR. CORNER

QTR QUARTER
 TWSHP TOWNSHIP
 TRIF TRUSTEES OF THE
 INTERNAL IMPROVEMENT FUND
 PG PAGE
 LT. LEFT
 RT. RIGHT
 SQ.FT. SQUARE FEET
 R/W RIGHT OF WAY
 ACS. ACRES
 Δ DELTA

NOT A SURVEY

G. MARTIN BURDETTE, P.S.M. 4136 DATE:
 NOT VALID WITHOUT THE SIGNATURE AND
 RAISED SEAL OF A FLORIDA LICENSED
 SURVEYOR & MAPPER

BURDETTE & ASSOCIATES, INC.
 1980 STONEWALL DRIVE
 VERO BEACH, FL 32956
 188449
 772-299-4488
 G. MARTIN BURDETTE, P.S.M. 4136

REVISION	BY	DATE

INDIAN RIVER COUNTY RIGHT OF WAY MAPPING			
RIGHT OF WAY PARCEL SKETCH			
PARCEL 111		COUNTY ROAD 510	
BY	DATE	APPROVED BY	DATE
PRELIM JC	5/2007		
FINAL JC	5/2007		
CHECKED MB	5/2007		
MAPS PREPARED BY BURDETTE & ASSOCIATES, INC.		FIELD BOOK NO. 10	
C.R. 510 FROM NORTH OF CR 512 TO 1000' EAST OF 75TH COURT		SCALE:	
		SHEET 1 OF 3	

