

Rec \$35.50
P.S. 70
#36-20
This Document Prepared by and Return to:
Bruce Barkett, Esq.
Collins, Brown, Caldwell, Barkett & Garavaglia, Chartered
756 Beachland Blvd.
Vero Beach, FL 32963
(P) 772/231-4343

Parcel I.D. No.: **Part of:** 33 39 25 00006 0040 00022.1

WARRANTY DEED

THIS Indenture, made this 21st day of April, 2010 A.D., between

Indian River County Habitat for Humanity, Inc., a Florida non-profit corporation,

of the County of Indian River, State of Florida. GRANTOR, and

Indian River County Habitat for Humanity, Inc., a Florida non-profit corporation,

whose address is: 4568 North U.S. Highway #1, Vero Beach, FL 32967,

of the County of Indian River, State of Florida, GRANTEE.

WITNESSETH that the GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE's heirs, successors and assigns forever, the following described land, situate, lying and being in the County of INDIAN RIVER, State of FLORIDA, to wit:

The South 75 feet of the North 280 feet of the South 1060 feet of the West 125 feet of the East 135 feet of the West 10 acres of the East 20 acres of Tract 4, Section 25, Township 33 South, Range 39 East, according to the last general plat of the lands of the Indian River Farms Company Subdivision as recorded in Plat Book 2, Page 25 of the Pubic Records of St. Lucie County, Florida, said lands now lying and being in Indian River County, Florida.

SUBJECT TO: Restrictions, reservations and easements of record, if any, and taxes subsequent to December 31, 2009.

**** This is a gift from Grantor to Grantee. ****

The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described property and thereof expresses no opinion as to the condition of title.

and the Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Anne P. Bellavita
Name Printed: Anne P. Bellavita

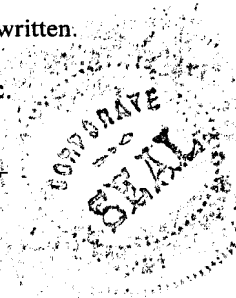
Witness

Shirley Ann M. Murico
Name Printed: SHIRLEY ANN M. MURICO
Witness

Indian River County Habitat for Humanity, Inc.
A Florida non-profit corporation

BY: Andrew Bowler
Andrew Bowler, as President
(Corp. Seal)

Address: 4568 N. U.S. Highway #1
Vero Beach, FL 32967



NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA

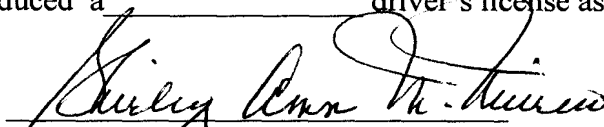
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 25th day of April, 2010, by

Andrew Bowler, as President of the Indian River County Habitat
for Humanity, Inc., a Florida non-profit corporation,

who is either personally known to me or produced a _____ driver's license as
identification.

(Notary Seal)


Name Printed:
Notary Public
My Commission Expires

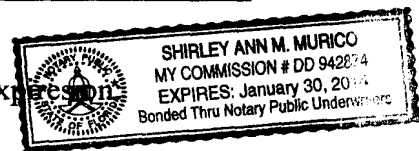


Exhibit "A"
Sketch of Legal Description for Parcel "A"
for Indian River County Habitat
for Humanity
of a Portion of Tract 4, Section 25, Township 33 South,
Range 39 East, Indian River County, Florida
Sheet 1 of 2
Not Valid Without All Sheets

SURVEYORS NOTES

- 1) THE BEARING BASIS IS THE BASELINE FOR THE MAINTENANCE RIGHT-OF-WAY AS DEPICTED. THE LINE BEARS N00°15'36"E
- 2) THIS SKETCH EXISTS SOLELY FOR THE PURPOSE OF ILLUSTRATING THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED.
- 3) ALL DIMENSIONS ARE CALCULATED UNLESS OTHERWISE NOTED.
- 4) THIS SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

LEGEND

R/W	RIGHT-OF-WAY
NO.	NUMBER
R	RADIUS
L	LENGTH
CH	CHORD DISTANCE
CB	CHORD BEARING
PSM	PROFESSIONAL SURVEYOR AND MAPPER
Δ	DELTA
N	NORTH
S	SOUTH
E	EAST
W	WEST
MAINT.	MAINTENANCE

LEGAL DESCRIPTION

PARCEL A:
 THE SOUTH 75 FEET OF THE NORTH 280 FEET OF THE SOUTH 1060 FEET OF THE WEST 125 FEET OF THE EAST 135 FEET OF THE WEST 10 ACRES OF THE EAST 20 ACRES OF TRACT 4, SECTION 25, TOWNSHIP 33 SOUTH, RANGE 39 EAST ACCORDING TO THE LAST GENERAL PLAT OF THE LANDS OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 25 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.
 CONTAINING 0.22 ACRES MORE OR LESS

SKETCH OF LEGAL DESCRIPTION
 "This is NOT a Boundary Survey"

Drawn by:
CJG

Checked by:
DMT

File name
6424

Date
3/15/10

Scale
1"=30'

Drawing Name
6424LEGAL

Masteller, Moler, Reed & Taylor, Inc.

PROFESSIONAL SURVEYORS AND MAPPERS

LAND SURVEYING BUSINESS #4644



1655 27th Street, Suite 2 Vero Beach, Florida 32960
 Phone: (772) 564-8050 Fax: (772) 794-0647

NOT VALID WITHOUT THE SIGNATURE AND
 THE ORIGINAL RAISED SEAL OF A FLORIDA
 LICENSED SURVEYOR AND MAPPER.

David M. Taylor
 DAVID TAYLOR P.L.S. 6243



Exhibit "A"
Sketch of Legal Description for Parcel "A"
for Indian River County Habitat
for Humanity

*of a Portion of Tract 4, Section 25, Township 33 South,
 Range 39 East, Indian River County, Florida*

Sheet 2 of 2

Not Valid Without All Sheets

PARCEL "B"
NOT INCLUDED

NORTH LINE OF
THE SOUTH 75'

N89°02'02"W 125.01'

117.8' TO MAINT. R/W

MAINTENANCE
R/W LINE

PARCEL "A"
0.22 ACRES±

DEED LINE

117.7' TO MAINT. R/W

N89°02'02"W 125.01'

NOT INCLUDED

SOUTH LINE OF THE
NORTH 280' OF THE
SOUTH 1060'

19+00

10.00

MAINTENANCE
R/W LINE

10th COURT S.W.

WEST LINE OF
EAST 10 ACRES

**S89°02'02"E
10.00'**

18+00

BASELINE PER
MAINTENANCE MAP
PLAT BOOK 13, PAGE 46
N0°15'36"E
BEARING BASE

SKETCH OF LEGAL DESCRIPTION
"This is NOT a Boundary Survey"

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Checked by
DMT

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Date
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1"=30'

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DAVID TAYLOR P.L.S. 5243