

DAVID R ROY, P.A.  
ATTORNEYS AT LAW  
4209 N. FEDERAL HWY.  
POMPANO BEACH, FL 33064

11DR1033

Instrument Prepared By and Return to:  
Samuel D. Navon, Esq.  
Navon & Lavin, P.A.  
2699 Stirling Road, Suite B-100  
Fort Lauderdale, FL 33312

Grantee Tax I.D. No.: \_\_\_\_\_

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made as of this 29 day of November, 2011, by and between  
**LEGACY BANK OF FLORIDA**, a Florida banking corporation ("Grantor"), having a mailing  
address of 2300 Glades Road, Suite 120, Boca Raton, FL 33431-8516 and **GADDIS CAPITAL  
CORPORATION**, a Florida corporation ("Grantee"), having a mailing address of P. O. Box 950,  
Fort Lauderdale, FL 33302-0950.

**WITNESSETH:**

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), and  
other good and valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby  
acknowledged, has granted, bargained and sold to Grantee, and Grantee's successors and assigns,  
forever, the land (the "Land") lying and being in the County of Indian River County, State of Florida,  
more particularly described on **Exhibit "A"** attached hereto.

**SUBJECT, HOWEVER**, to the following encumbrances and restrictions:

- A. Ad valorem real property taxes and assessments for the year 2012 and subsequent  
years not yet due and payable;
- B. Zoning restrictions and prohibitions imposed by any governmental or quasi-  
governmental authority and other regulatory laws and ordinances affecting the Land; and
- C. Easements, restrictions and other matters of record without the intention of  
reimposing same; and
- D. The matters more particularly set forth on Exhibit "B" attached hereto, without the  
intention of reimposing same.

Grantor hereby covenants with Grantee that it is lawfully seized of the Land in fee simple;  
that Grantor has good right and lawful authority to sell and convey the Land; that it hereby specially  
warrants the title to the Land as previously described and will defend the same against the lawful  
claims of all persons claiming by, through or under Grantor, but not otherwise.

**IN WITNESS WHEREOF**, Grantor has caused these presents to be executed on the day  
and year first above written.

**LEGACY BANK OF FLORIDA**, a Florida  
banking corporation

By: \_\_\_\_\_  
Richard A. Simpson, President

Print Name: DECKY BUCHANAN

Print Name: A. Winterfeldt

STATE OF FLORIDA

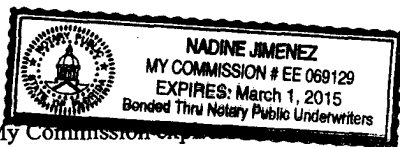
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SS.

COUNTY OF PALM BEACH

)

The foregoing instrument was acknowledged before me this 29 day of November, 2011, by Richard A. Simpson, as President of Legacy Bank of Florida, a Florida banking corporation, on behalf of the corporation. He is personally known to me or has produced \_\_\_\_\_ as identification.



My Commission Expires

march 1, 2015

Nadine Jimenez  
Notary Public

Nadine Jimenez  
Name of Notary typed or printed

**Parcel 1:**

The Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  lying West of Lateral "G" Canal, Section 4, Township 32 South, Range 39 East; said land lying and being in Indian River County, Florida; AND  
 Tract 24 in the South  $\frac{1}{4}$  of Section 4, Township 32 South, Range 39 East, the same designated on the last general plat of the lands of the INDIAN RIVER FARMS COMPANY SUBDIVISION as file in Plat Book 2, Page 25, Public Records of St. Lucie County, Florida, now lying and situate in Indian River County, Florida; less and excepting therefrom the South 390.40 feet of the East 162.90 feet of said Tract 24; AND  
 The South 390.40 feet of the East 162.90 feet of said Tract 24 in the South  $\frac{1}{4}$  of Section 4, Township 32 South, Range 39 East, the same designated on the last general plat of the lands of the INDIAN RIVER FARMS COMPANY SUBDIVISION as file in Plat Book 2, Page 25, Public Records of St. Lucie County, Florida, now lying and situated in Indian River County, Florida.

**EXHIBIT** A

**TOGETHER WITH:****Parcel 2:**

A parcel of land lying in Section 17, Township 31 South, Range 39 East, Indian River County, Florida, being more particularly described as follows: Commencing at the Northwest corner of the Northeast quarter of the Northwest quarter of said Section 17; thence South  $89^{\circ} 38' 22''$  East along the North line of said Section 17, a distance of 84.96 feet to a point on the East Right-of-Way of U.S. Highway 1 a distance of 39.05 feet to the Point of Beginning of this description; said point being 35 feet South of, as measured at right angles to, the North line of said Section 17; thence continue South  $25^{\circ} 59' 59''$  East, along said East Right-of-Way of U.S. Highway 1, a distance of 697.36 feet; thence South  $89^{\circ} 28' 22''$  East along the South line of the North half of the Northeast quarter of the Northwest quarter of Section 17, Township 31 South, Range 39 East, and the Easterly Extension of said line a distance of 1446 feet, more or less, to the West bank of the Indian River; thence meander in a Northwesterly direction along said West bank of the Indian River to the Intersection with the South line of the State Road Department Lateral Ditch No. 5, as recorded in O.R. Book 102, Page 347, of the Public Records of Indian River County, Florida; thence North  $89^{\circ} 38' 22''$  West, along the said South line of Lateral Ditch No. 5, a distance of 1293 feet, more or less, to the Point of Beginning.

LESS AND EXCEPT the following two parcels:

1. The North 60 feet of the above described lands;
2. A parcel of land described as follows: Commencing at the Northwest corner of the Northeast quarter of the Northwest quarter of Section 17, Township 31 South, Range 39 East, Indian River County, Florida, run South  $89^{\circ} 38' 22''$  East along the North line of Section 17 a distance of 84.96 feet and to the East Right-of-Way of U.S. Highway 1; thence run South  $25^{\circ} 57' 59''$  East along the East Right-of-Way of U.S. Highway 1 a distance of 39.05 feet; thence run South  $89^{\circ} 38' 22''$  East and parallel to the North line of the aforesaid Section 17 run a distance of 669.49 feet and to the Point of Beginning of the following described tract; thence run South  $25^{\circ} 57' 59''$  East and parallel to the East Right-of-Way of U.S. Highway 1 a distance of 368.21 feet; thence run South  $89^{\circ} 38' 22''$  East and parallel to the North line of Section 17 run 685 feet, more or less, to the West shore of the Indian River; thence meandering the West shore of the Indian River, run Northwesterly to the intersection of a line extended from the West to the East and lying 35 feet South of the North line of Section 17, Township 31 South, Range 39 East; thence on said line run North  $89^{\circ} 38' 22''$  West to the Point of Beginning.

Parcel ID: 31-39-17-00000-0010-00001.0

**TOGETHER WITH:****Parcel 3:****Condo:**

Condominium Unit B-304, RIVER RUN B, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in OR Book 711, Page 1074, as amended from time to time, of the Public Records of Indian River County, Florida together with Parking Space "C" according to said Declaration of Condominium.

Parcel ID: 31-39-08-0000-4000-000304.0

## EXHIBIT "B"

### ADDITIONAL PERMITTED EXCEPTIONS

- Terms, provisions, covenants, liens, conditions and options contained and rights and easements established by the Declaration of Condominium of River Run B, and all exhibits attached thereto and recorded in O.R. Book 711, Page 1074, as amended in O.R. Book 818, Page 2922; O.R. Book 818, Page 2921 and O.R. Book 818, Page 1229. Such Declaration and/or Amendment(s) establishes and provides for easements, liens, charges, assessments, an option to purchase, a right of first refusal, and the prior approval of a future purchaser or occupant.
- Quit Claim Deed in favor of River Run of Sebastian Condominium Association, Inc. recorded in O.R. Book 1050, Page 790, Public Records of Indian River County, Florida.
- Riparian and littoral rights are not insured.
- This policy does not insure any portion of the insured parcel lying waterward of the mean-high water line of Indian River and/or its tributaries.
- The rights, if any, of the public to use as a public beach or recreation area any part of the land lying between the body of water abutting the subject property and the natural line of vegetation, bluff, extreme high water line, or other apparent boundary lines separating the publicly used area from the upland private area.
- Those portions of the property herein described being artificially filled in land in what was formerly navigable waters, are subject to the right of the United States Government arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce.
- Grant of Easement between Comcast of Florida I, Inc. and River Run of Sebastian Condominium Association, Inc recorded in O.R. Book 2431, Page 1575, Public Records of Indian River County, Florida.
- Quit Claim Deed in favor of River Run of Sebastian Condominium Association, Inc. recorded in O.R. Book 1050, Page 790, Public Records of Indian River County, Florida.

**RIVER RUN OF SEBASTIAN CONDOMINIUM ASSOCIATION, INC.**

C/o A. R. Choice Management  
333 17<sup>th</sup> Street, Suite 2-L, Vero Beach, FL 32960  
Phone: 772-567-0808 Fax: 772-567-2551  
Dave@archoice.com ~ Brigitte@archoice.com

**CERTIFICATE OF APPROVAL**

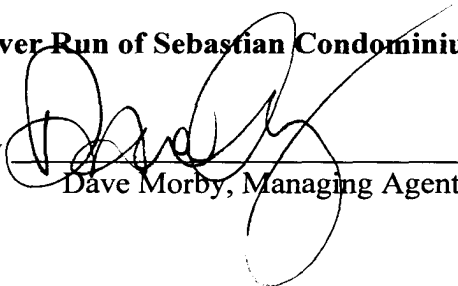
This is to Certify that **Gaddis Capital Corporation, a Florida corporation**, by Jesse P. Gaddis, President has been approved by the River Run of Sebastian Condominium Association, Inc. as the **Purchaser** of the following described property in Indian River County, Florida.

**Unit No. 6140, Condominium Building B**, A Condominium, according to Declaration of Condominium thereof, Recorded in Official Records **Book 764, Page 322**, Public Records of Indian River County, Florida, and any amendments thereto.

Such approval has been given pursuant to the provisions of the Declaration of Condominium of such condominium.

Dated this 29<sup>th</sup> day of November, 2011.

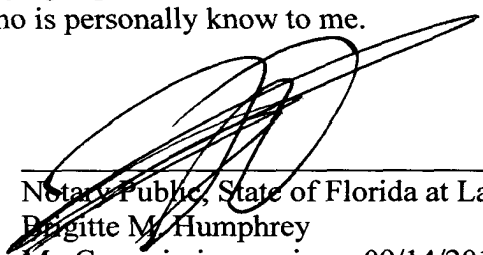
**River Run of Sebastian Condominium Association, Inc.**

By   
Dave Morby, Managing Agent

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of November, 2011, by Dave Morby as Managing Agent of the above named condominium association, on behalf of the association, who is personally know to me.



  
Notary Public, State of Florida at Large.  
Brigitte M. Humphrey  
My Commission expires: 09/14/2014