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PREPARED BY AND RETURN TO:  
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### QUIT-CLAIM DEED

This Quit-Claim Deed, executed this 29 day of November, 2011, by LEGACY BANK OF FLORIDA, a Florida banking corporation, whose mailing address is 2300 Glades Road, Suite 120, Boca Raton, FL 33431-8516, first party, to GADDIS CAPITAL CORPORATION, a Florida corporation, whose office address is P. O. Box 950, Fort Lauderdale, FL 33302-0950, second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires)

**Witnesseth:** That the said first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to that certain lot, piece or parcel of land, situate, lying and being in the County of Indian River, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

**To Have and to Hold,** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, the said first party has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered  
in the presence of:

LEGACY BANK OF FLORIDA, a Florida  
banking corporation

Print Name: BERRY BUCHANAN

By: Richard A. Simpson, President

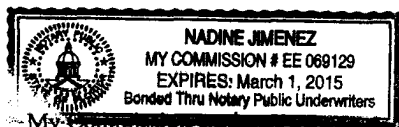
Print Name: L. WINTERFEST

STATE OF FLORIDA )

) 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.



Notary Public

Name of Notary typed or printed

## EXHIBIT "A"

### Legal Description

#### **PARCEL 1:**

The Southwest 1/4 of the Southeast 1/4 lying West of Lateral "G" Canal, Section 4, Township 32 South, Range 39 East; said land lying and being in Indian River Country, Florida.

Folio No. 32-39-04-00000-7000-00006/0

a/k/a: Vacant Land 69<sup>th</sup> Street, Vero Beach, FL 32967

#### **PARCEL 2:**

Tract 24, in the South 1/2 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 filed 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.

Folio No. 32-39-04-00002-0240-00002/0

a/k/a: Vacant Land 69<sup>th</sup> Street, Vero Beach, FL 32967

#### **PARCEL 3:**

The South 390.40 feet of the East 162.90 feet of said Tract 24 in the South 1/2 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 filed in Plat Book 2, Page 25, Public Records of St. Lucie County, Florida, now lying and situate in Indian River County, Florida.

Folio No. 32-39-04-00002-0240-00001/0

a/k/a: 5010 69<sup>th</sup> Street, Vero Beach, FL 32967

**PARCEL 4:**

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° 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 (120° R/W) thence South 25° 57' 59" East along the East said 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° 59' 59" East, along said East Right-of-Way of U.S. Highway 1, a distance of 697.36 feet; thence South 89° 28' 22" East along the South line of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 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° 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 1/4 of the Northwest 1/4 of Section 17, Township 31 South, Range 39 East, Indian River County, Florida, run South 89° 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° 57' 59" East along the East Right-of-Way of U.S. Highway 1 a distance of 39.05 feet; thence run South 89° 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° 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° 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° 38' 22" West to the Point of Beginning.

Folio No. 31-39-17-00000-0010-00001/0  
a/k/a: 10850 US Highway 1, Sebastian, FL 32958

**PARCEL 5:**

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 O.R. 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.

Folio No. 31-39-08-00004-0000-00304/0

a/k/a: 6140 River Run Drive, Unit 304B, Sebastian, FL 32958