

Exempt

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT
IN AND FOR INDIAN RIVER COUNTY, FLORIDA
CIVIL ACTION

JAMES B. NUTTER & COMPANY,
Plaintiff,

vs. CASE NO. 31-2013-CA-001189
DIVISION

SPACE FOR RECORDING ONLY F.S. §695.26

JAMES P FITZGERALD; ANY AND ALL UNKNOWN
PARTIES CLAIMING BY, THROUGH, UNDER, AND
AGAINST THE HEREIN NAMED INDIVIDUAL
DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD
OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY
CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES,
GRANTEES, OR OTHER CLAIMANTS; UNITED STATES
OF AMERICA ON BEHALF OF U.S. DEPARTMENT OF
HOUSING AND URBAN DEVELOPMENT; SILVER MOSS
PROPERTY OWNERS' ASSOCIATION, INC.; JOHN'S
ISLAND PROPERTY OWNERS' ASSOCIATION, INC.;
Defendant(s).

_____ /

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he executed and filed a Certificate of Sale in this action on
September 16, 2014, for the property described herein and that no objections to the sale have been filed within the time
allowed for filing objections.

The following property in INDIAN RIVER County, Florida:

THAT PORTION OF LOTS 48 AND 49, JOHN'S ISLAND PLAT 1, AS RECORDED IN PLAT BOOK 8,
PAGES 8, 8A, 8B, AND 8C, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF INDIAN
RIVER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

A. PARCEL 131

BEGINNING AT THE SOUTHEAST CORNER OF LOT 49 AND RUNNING THENCE SOUTH 87
DEGREES 18 MINUTES 49 SECONDS WEST ON THE SOUTH LINE OF LOT 49, A DISTANCE OF
151.72 FEET TO THE SOUTHWEST CORNER OF LOT 49; THENCE 55.52 FEET NORTHERLY ON
THE WESTERLY LINE OF LOT 49, ALONG THE ARC OF A 600 FOOT RADIUS, NON- TANGENT
CURVE, CONCAVE WEST, THROUGH A CENTRAL ANGLE OF 5 DEGREES 18 MINUTES 05
SECONDS, A RADIAL LINE THROUGH SAID SOUTHWEST CORNER BEARS NORTH 83
DEGREES 01 MINUTES 07 SECONDS WEST; THENCE NORTH 86 DEGREES 04 MINUTES 24
SECONDS EAST 65.70 FEET; THENCE NORTH 3 DEGREES 35 MINUTES 36 SECONDS WEST, 23.00
FEET; THENCE NORTH 86 DEGREES 04 MINUTES 24 SECONDS EAST, 86.19 FEET TO AN
INTERSECTION WITH THE EAST LINE OF LOT 49; THENCE 81.66 FEET SOUTHERLY ON THE
EASTERLY LINE OF LOT 49 ALONG THE ARC OF A 750 FOOT RADIUS, NON-TANGENT CURVE,
CONCAVE WEST, THROUGH A CENTRAL ANGLE OF 6 DEGREES 14 MINUTES 19 SECONDS TO
THE POINT OF BEGINNING, A RADIAL LINE THROUGH SAID POINT OF INTERSECTION WITH
THE EAST LINE BEARS SOUTH 88 DEGREES 47 MINUTES 44 SECONDS WEST.

B. PARCEL B

Civil

A COMMON EASEMENT DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 48 AND RUNNING THENCE 13.53 FEET NORTHERLY ON THE EASTERLY LINE OF LOT 48 ALONG THE ARC OF A 750 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE WEST, THROUGH A CENTRAL ANGLE OF 1 DEGREE 02 MINUTES 00 SECONDS A RADIAL LINE THROUGH SAID POINT OF BEGINNING BEARS SOUTH 85 DEGREES 44 MINUTES 44 SECONDS WEST; THENCE NORTH 5 DEGREES 17 MINUTES 16 SECONDS WEST, 39.00 FEET; THENCE SOUTH 86 DEGREES 04 MINUTES 24 SECONDS WEST 70.00 FEET; THENCE SOUTH 3 DEGREES 35 MINUTES 36 SECONDS EAST 52.51 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF LOT 48, THE SAID SOUTHEAST CORNER OF LOT 48 BEARS NORTH 86 DEGREES 04 MINUTES 24 SECONDS EAST, A DISTANCE OF 71.43 FEET FROM SAID POINT OF INTERSECTION; THENCE CONTINUING SOUTH 3 DEGREES 35 MINUTES 36 SECONDS EAST 39.91 FEET; THENCE NORTH 86 DEGREES 04 MINUTES 24 SECONDS EAST 70.83 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF LOT 49; THENCE NORTHERLY ON THE EASTERLY LINE OF LOT 49 ALONG THE ARC OF A 750 FOOT RADIUS, NON-TANGENT CURVE CONCAVE TO THE WEST; A DISTANCE OF 39.93 FEET TO THE POINT OF BEGINNING, A RADIAL LINE THROUGH SAID POINT OF INTERSECTION BEARS SOUTH 88 DEGREES 47 MINUTES 44 SECONDS WEST.

THE COMMON EASEMENT DESCRIBED AS PARCEL B ABOVE IS FOR THE SOLE AND EXCLUSIVE PURPOSE OF FURNISHING UTILITIES, POLICE, FIRE, GARBAGE AND OTHER PUBLIC OR PRIVATE SERVICES, RIGHT-OF- WAY FOR INGRESS AND EGRESS AND VEHICULAR PARKING FOR THE USE AND BENEFIT OF THE PRESENT AND FUTURE OWNERS OF ANY PART OF EITHER OF SAID LOTS 48 AND 49, THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER AND THEIR TENANTS, SERVANTS, VISITORS AND LICENSEES IN COMMON WITH ALL OTHERS HAVING A LIKE RIGHT.

A/K/A 273 SILVER MOSS DRIVE, VERO BEACH, FL 32963

was sold to: Federal National Mortgage Association, whose address is: 950 East Paces Ferry Road, Suite 1900, Atlanta, GA 30326.

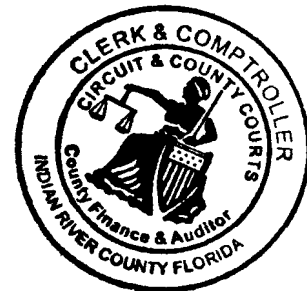
WITNESS my hand and seal of the Court on September 30, 2014, as Clerk of the Circuit Court.

(SEAL)

J.R. Smith

~~Jeffrey K. Barton~~
Clerk of the Circuit Court

By: Cynthia Sney
Deputy Clerk



Copies furnished to:
Ronald R Wolfe & Associates, P.L.
P.O. Box 25018
Tampa, Florida 33622-5018
All parties on the attached service list.

Service List

JAMES P FITZGERALD
273 SILVER MOSS DRIVE
VERO BEACH, FL 32963

UNITED STATES OF AMERICA ON BEHALF OF U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT
c/o R. Alexander Acosta, U.S. Attorney, Southern Dist, R.A.
99 NE 4th Street
Miami,, FL 33132

SILVER MOSS PROPERTY OWNERS ASSOCIATION, INC.
c/o RYAN C. SCARPA, Esq.
1555 INDIAN RIVER BLVD., SUITE B-125
VERO BEACH, FL 32960

JOHNS ISLAND PROPERTY OWNERS ASSOCIATION, INC.
c/o CHARLES W. MCKINNON, Esq.
LAW OFFICES OF CHARLES W. MCKINNON, P.L.
JMCWMLAW@BELLSOUTH.NET
3055 CARDINAL DRIVE, SUITE 302
VERO BEACH, FL 32963