

This Instrument Prepared By:
Laura Young, Esq.
DEAN MEAD
7380 Murrell Road, Suite 200
Viera, Florida 32940
(321) 259-8900

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is made as of the ~~28th~~^{29th} day of December, 2016, by IC RIVER CLUB, LLC, a Delaware limited liability company, whose address is 434 Fayetteville Street, Suite 1730, Raleigh, North Carolina 27601 (hereinafter referred to as the "**Grantor**"), to RIVER CLUB AT CARLTON COMMUNITY ASSOCIATION, INC., a Florida non-profit corporation, whose address is 7777 North A1A, Vero Beach, Florida 32963 (hereinafter referred to as the "**Grantee**").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, corporations and partnerships.)

WITNESSETH:

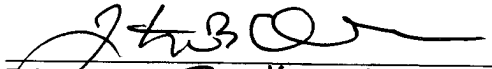
That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby remises, releases and quit-claims unto the Grantee, all right, title, interest and claim which the Grantor has in and to that certain real property situate, lying and being in Indian River County, Florida (hereinafter referred to as the "Property") and being more particularly described as provided on Exhibit "A", attached hereto and made a part hereof by this reference.

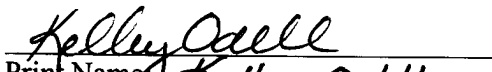
TO HAVE AND HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever the Grantor may have, either in law or equity, for the proper use and benefit of the Grantee forever.

TITLE TO THE REAL PROPERTY CONVEYED HEREIN HAS BEEN NEITHER EXAMINED NOR
APPROVED BY THE LAW FIRM OF DEAN MEAD.

[SIGNATURE TO FOLLOW]

Signed, sealed and delivered
in the presence of the following witnesses:


Print Name: Jonathan Kearns

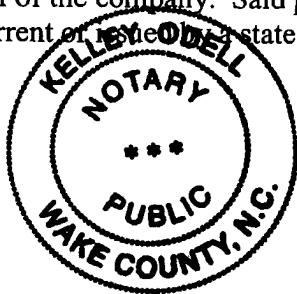

Print Name: Kelley Odell

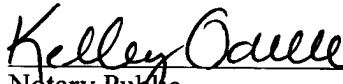
IC RIVER CLUB, LLC, a
Delaware limited liability company


Thomas W. Jeffrey, Managing Director

STATE OF NORTH CAROLINA
COUNTY OF WAKE

The foregoing instrument was acknowledged before me this 29 day of DECEMBER, 2016, by THOMAS W. JEFFREY, as MANAGING DIRECTOR of IC RIVER CLUB, LLC, a Delaware limited liability company, on behalf of the company. Said person (check one) (☒) is personally known to me or () produced a driver's license (current or ~~expired~~ state of the United States within the last five (5) years) as identification.




Notary Public

exp.
06/09/2021

[EXHIBIT TO FOLLOW]

Exhibit "A"

Legal Description – Retention Area

A PARCEL OF LAND LYING IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PERMANENT REFERENCE MONUMENT (PRM) AT THE SOUTHEAST CORNER OF TRACT "I" PLAT 1 OF RIVER CLUB AT CARLTON, RECORDED IN PLAT BOOK 16, PAGE 33, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, SAID (PRM) ALSO BEING THE INTERSECTION OF THE WEST RIGHT OF WAY OF STATE ROAD A1A AND THE NORTH RIGHT OF WAY OF NORTH WINTER BEACH ROAD; THENCE RUN S67°19'16"W A DISTANCE OF 223.90 FEET ALONG THE NORTH RIGHT OF WAY OF OLD WINTER BEACH ROAD TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH RIGHT OF WAY OF OLD WINTER BEACH ROAD A DISTANCE OF 394.18 FEET TO THE SOUTHEAST CORNER OF PLAT 2 OF RIVER CLUB AT CARLTON, BLOCK "E" AS RECORDED IN PLAT BOOK 16, PAGE 75, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE LEAVING SAID RIGHT OF WAY AND RUNNING ALONG THE EAST BOUNDARY OF SAID PLAT 2, OF RIVER CLUB AT CARLTON, N08°59'14"E A DISTANCE OF 99.46 FEET; TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG THE ARC OF THE CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 328.18 FEET AND A DELTA ANGLE OF 26°55'29", 154.22 FEET TO A POINT OF A COMPOUND CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 215.00 FEET AND A DELTA ANGLE OF 54°46'10" A DISTANCE OF 205.52 FEET; THENCE N87°21'32"W A DISTANCE OF 83.87 FEET TO THE SOUTH RIGHT OF WAY OF RIVER CLUB DRIVE; THENCE NORTHEASTERLY ON A NON-TANGENT CURVE AND ALONG THE SOUTH RIGHT OF WAY OF RIVER CLUB DRIVE BEING A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 825.00 FEET AND A DELTA ANGLE OF 09°38'38" AND AN ARC LENGTH DISTANCE OF 138.86 FEET, SAID CURVE IS SUBTENDED BY A CHORD OF 138.70 THAT BEARS N77°57'28"E ; THENCE N73°04'50"E A DISTANCE OF 67.10 FEET; THENCE LEAVING SAID RIGHT OF WAY RUN S16°55'10"E A DISTANCE OF 60.15 FEET; THENCE S40°09'28"E A DISTANCE OF 75.36 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 200.00 FEET AND A DELTA ANGLE OF 08°49'19" A DISTANCE OF 30.79 FEET; THENCE S31°20'09"E A DISTANCE OF 28.22 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 250.00 FEET AND A DELTA ANGLE OF 13°29'53" A DISTANCE OF 58.90 FEET; THENCE S44°50'02"E A DISTANCE OF 37.64 FEET, TO A POINT OF CURVATURE; THENCE EASTERLY, ALONG THE ARC OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 50.00 FEET AND A DELTA ANGLE OF 84°16'57", A DISTANCE OF 73.55 FEET; THENCE N50°53'01"E A DISTANCE OF 50.83 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 60.00 FEET AND A DELTA ANGLE OF 106°26'15", A DISTANCE OF 111.46 FEET; THENCE S22°40'44"E A DISTANCE OF 62.71 FEET, TO THE POINT OF BEGINNING. CONTAINING 1.59 ACRES MORE OR LESS.

Legal Description – Jungle Trail River Area

A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PART OF GOVERNMENT LOT 1 BEING SOUTH OF THE NORTH LINE OF SAID GOVERNMENT LOT 1, WEST OF THE WEST MAINTENANCE RIGHT OF WAY LINE OF JUNGLE TRAIL, EAST OF THE MEAN HIGH WATER LINE OF THE INDIAN RIVER AND NORTH OF THE NORTH LINE OF THE PLAT OF RIVER CLUB AT CARLTON, PLAT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 14, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

Legal Description – Plat 4 Common Area

TRACT “Q”, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 40 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

Legal Description – Plat 5 Common Areas

TRACTS “S” AND “Q”, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 76 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.