

SALE: NONE
DOC. STAMPS: \$.70

This Instrument was prepared by
and should be returned to:
Warren W. Dill, Esq.
Dill & Evans, P.L.
1565 U.S. Highway 1
Sebastian, FL 32958

..... (Space above this line for recording data).....

QUITCLAIM DEED

This Quitclaim Deed, executed this 15 day of March, 2018, by **INDIAN RIVER COUNTY HABITAT FOR HUMANITY, INC. a Florida not-for-profit corporation**, whose address is 4568 N. US Highway 1, Vero Beach, Florida 32967, hereinafter referred to as "Grantor", to **CITY OF FELLSMERE, FLORIDA, a municipal corporation created pursuant to the laws of the State of Florida**, whose address is 22 S. Orange Street, Fellsmere, Florida 32948, hereinafter referred to as "Grantee".

Witnesseth, That the said grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to said grantor in hand paid by the said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said grantee and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which the grantor has in and to the following described land, situate, lying and being in the County of Indian River, State of Florida, to-wit:

Tract I, Grace Meadows at Fellsmere PD, Phase I, according to the plat thereof as recorded in Plat Book 24, Page 24, Public Records of Indian River County, Florida (the "Land").

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 grantor, either in law or equity, to the proper use, benefit and behoof of the grantee forever.

Tract I was dedicated in perpetuity to the City of Fellsmere on the plat for Grace Meadows at Fellsmere PD, Phase 1. The purpose of this Quitclaim Deed is to complete the transfer and conveyance of said Land in fee simple to the City of Fellsmere and further to cancel, eliminate and extinguish any and all restrictions on the use of said Land as may be contained in the following documents, such that the Land is forever released and discharged from such restrictions:

- Declaration of Covenants, Conditions and Restriction for Grace Meadows at Official Records Book 2168, Page 2112; and
- Articles of Incorporation of Grace Meadows Homeowners' Association, Inc. at Official Records Book 2168, Page 2138; and
- Bylaws of Grace Meadows Homeowners' Association, Inc. at Official Records Book 2168, Page 2146; and
- Certificate of First Amendment to Declaration of Covenants Conditions and Restrictions for Grace Meadows at Official Records Book 2275, Page 1026; and
- Certificate of Second Amendment to Declaration of Covenants Conditions and Restrictions for Grace Meadows at Official Records Book 2461, Page 1271; and
- Certificate of Third Amendment to Declaration of Covenants Conditions and Restrictions for Grace Meadows at Official Records Book 2682, Page 2142; all of the above as contained in the Public Records of Indian River County, Florida; and
- Any and all other documents whether or not of public record.

The Grantee agrees that the Land being conveyed to Grantee by this Quitclaim Deed shall be used in perpetuity for public purposes, including but not limited to, public open space, public park, public recreation area, public parking, public buildings and/or public structures, and public/private partnerships for public use. In the event the Land at any time ceases to be used for a public purpose, title to the Land shall immediately revert back to the Grantor. This restrictive covenant shall be enforceable by Indian River County Habitat for Humanity, Inc., its successors, affiliates and assigns.

Minimal documentary stamps are affixed hereto, because this is a conveyance to complete the prior Plat dedication of said Land to the City of Fellsmere, Florida. There are no open mortgages encumbering this Land.

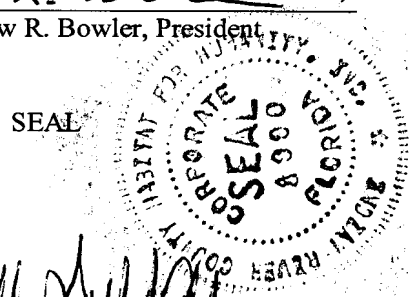
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence:

Indian River County Habitat for
Humanity, Inc., a Florida not-for
profit corporation

WITNESSES:
Sign: [Signature]
Print: Debra Cavitts
Sign: [Signature]
Print: Barbara Middleton

By: [Signature]
Andrew R. Bowler, President

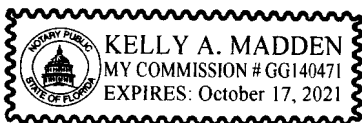


ATTEST:
By: [Signature]
Isabel Marron, Secretary

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 15th day of March, 2018, by Andrew R. Bowler as President of Indian River County Habitat for Humanity on behalf of the corporation, who is personally known to me or has produced _____ as identification.

"SEAL"



[Signature]
Notary Public, State of Florida
Print Name: Kelly A. Madden
My Commission Expires: Oct. 17, 2021
My Commission No.: 66140471