

Prepared By and Return To:
William Abrams, Esquire
Office of General Counsel
St. Johns River Water Management District
4049 Reid Street
Palatka, Florida 32177-2529

SPACE ABOVE THIS LINE FOR RECORDING DATA

QUIT CLAIM DEED
(197.40 Acres NE of Island)

THIS QUIT CLAIM DEED, executed this 9th day of October, 2018, by **ST. JOHNS RIVER WATER MANAGEMENT DISTRICT**, a public body existing under Chapter 373 of the Florida Statutes, whose mailing address is 4049 Reid Street, Palatka, Florida 32177, ("Grantor"), to **FELLSMERE JOINT VENTURE LLC** a Florida limited liability company, f/k/a Fellsmere Joint Venture LLP, a Florida limited liability partnership, f/k/a/ Fellsmere Joint Venture, a Florida general partnership, whose mailing address is 7735 County Road 512, Fellsmere, Florida 32948, ("Grantee"):

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and their heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations and public bodies. The use of the singular number shall include the plural, and the plural the singular, the use of any gender shall include all genders.)

W I T N E S S E T H

That the said Grantor, for and in consideration of the sum of \$10.00 in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in Indian River County, State of Florida, more particularly described as follows:

See Exhibit "A" Attached Hereto

Together with any and all interest that Grantor may have in and to any interior roads and/or canals within the outer boundaries of the property described herein, as well as any abutting exterior roads or canals to the centerlines thereof.

The property described herein is hereby designated as included in the term "FJV Lands" under the terms and conditions of the Memorandum of Understanding by and between Fellsmere Joint Venture, LLP, a Florida limited liability partnership, and the St. Johns River Water Management District, recorded March 2, 2007 in Official Records Book 2139, Page 837; as amended by Amendment thereto recorded March 19, 2007 in Official Records Book 2144, Page 2132, all of the Public Records of Indian River County, Florida.

TO HAVE AND TO HOLD the same forever, 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 only proper use, benefit and behoof of the said Grantee forever.

IN WITNESS WHEREOF the said Grantor has caused these presents to be executed in its name, the day and year first above written.

Signed, sealed and delivered
in the presence of:

ST. JOHNS RIVER
WATER MANAGEMENT DISTRICT
A public body existing under Chapter 373 of
Florida Statutes

Susan Getchell
Printed Name Susan Getchell

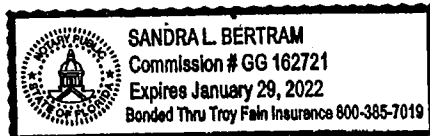
By: [Signature]
JOHN A. MIKLOS,
Chairman, Governing Board

Andrea Delarosa
Printed Name Andrea Delarosa

Attest: [Signature]
CHARLES W. DRAKE
Secretary, Governing Board

**STATE OF FLORIDA
COUNTY OF PUTNAM**

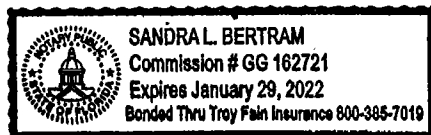
The foregoing instrument was acknowledged before me this 9th day of October, 2018, by John A. Miklos, Chairman of the Governing Board of **ST. JOHNS RIVER WATER MANAGEMENT DISTRICT**, who is personally known to me.



Sandra L. Bertram
Notary Public, State of Florida
My Commission Expires 01-29-2022

**STATE OF FLORIDA
COUNTY OF PUTNAM**

The foregoing instrument was acknowledged before me this 9th day of October, 2018, by Charles W. Drake, as Secretary of the Governing Board of **ST. JOHNS RIVER WATER MANAGEMENT DISTRICT**, who is personally known to me.



Sandra L. Bertram
Notary Public, State of Florida
My Commission Expires 01-29-2022

EXHIBIT "A" – 1 of 3
(197.40 Acres NE of Island)

Being a portion of:

Fellsmere Farms Co.'s Subdivision of unsurveyed lands in Township 31 South, Range 37 East, according to the Plat thereof, as recorded in Plat Book 2, Pages 1 and 2, of the Public Records of St. Lucie County, Florida, said property now lying and being in Indian River County, Florida.

AND being a portion of:

Fellsmere Farms Co.'s Subdivision of unsurveyed lands in Township 31 South, Range 36 East, according to the Plat thereof, as recorded in Plat Book 2, Page 9, of the Public Records of St. Lucie County, Florida, said property now lying and being in Indian River County, Florida.

Being more particularly described as follows:

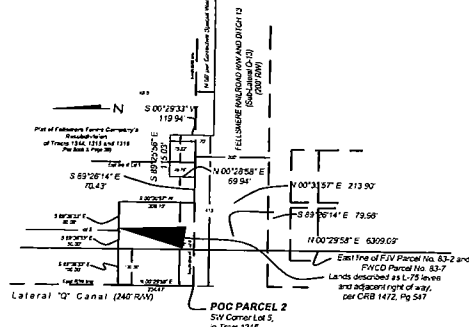
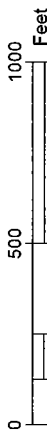
Commencing at the Southwest corner of Lot 5 in Tract 1315 of said Resubdivision of Tracts 1314, 1315 and 1316 (Plat Book 3, page 39, St. Lucie County Public Records), same being the Southwest corner of Tract 1315 at the intersection of the North right-of-way line of Railroad canal (Sub-lateral Q13) and the East right-of-way line of Lateral "Q" Canal as shown on said Plat Book 2, page 9, Public Records of St. Lucie County, Florida; thence, run N 00°29'58" E along said East right-of-way line of Lateral "Q" Canal, a distance of 204.41 feet; thence run S 89°36'33" E a distance of 100.00 feet to the east line of those lands described in CARTER ASSOCIATES, Inc. Specific Purpose Survey of Fellsmere of Joint Venture Parcel No. 83-2 and Fellsmere Water Control District Parcel No. 83-7, dated 11/15/85; thence run S 89°36'33" E a distance of 50.00 feet; thence run S 89°36'33" E a distance of 80.09 feet; thence run S 00°30'57" W a distance of 205.10 feet to the south line of said Lot 5; thence run S 89°26'14" E along said south line, a distance of 70.43 feet to the West line of the East 39.78 feet of Lot 5; thence run N 00°28'58" E along said West line, a distance of 69.94 feet to North line of the South 70 feet of said Lot 6 and Lot 5 (in Tract 1315); thence run S 89°25'56" E along said North line, a distance of 115.03 feet to East line of the West 75.22 feet of the aforesaid Lot 6; thence run S 00°29'33" W along said west line, a distance of 119.94 feet to a line parallel with and 50.00 feet South of (as measured at right angles to) the North line of the Railroad/Canal Sub-Lateral "Q13" (200 feet wide); thence run S 89°26'14" E along said line, a distance of 10639.86 feet, to a line parallel with and 115.00 feet East of (as measured at right angles to) the West line of the Lateral "S" right-of-way (225 feet wide); thence run N 00°30'11" E along said line, a distance of 14468.19 feet to the south top-of-bank of a ditch; thence run S 89°24'46" E along said south top-of-bank, a distance of 3273.86 feet to a point of curvature of a curve with a radius of 1527.89 feet, concave to the southwest; thence southerly along said curve to the right through a central angle of 89°57'08", for a distance of 2398.73 feet to the point of tangency; thence S 00°32'22" W along a line parallel with and 340 feet West of (as measured at right angles to) the West top-of-bank of canal, a distance of 16509.59 feet to the **POINT OF BEGINNING**; thence continue S 00°32'22" W along said line, a distance of 1864.70 feet to a point of curvature of a curve with a radius of 409.25 feet, concave to the northwest; thence southerly along said curve to the right through a central angle of 90°01'07", for a distance of 642.98 feet to the point of tangency; thence run N 89°26'31" W a distance of 3791.05 feet to a point of curvature of a curve with a radius of 409.25 feet, concave to the northeast; thence northerly along said curve to the right through a central angle of 89°58'53", for a distance of 642.72 feet to the point of tangency; thence run N 00°32'22" E a distance of 1048.20 feet to a point of curvature of a curve with a radius of 409.25 feet, concave to the southwest; thence northwesterly along said curve to the left through a central angle of 89°57'35", for a distance of 642.56 feet to the point of tangency; thence run S 89°25'13" E, a distance of 4608.98 feet to a point of curvature of a curve with a radius of 409.25 feet, concave to the northwest; thence northerly along said curve to the left through a central angle of 90°02'25", for a distance of 643.14 feet to the point of tangency and the **POINT OF BEGINNING**. - **Containing** 197.40 acres, more or less.

Exhibit "A" 2 of 3

SKETCH OF DESCRIPTION

ABBREVIATIONS:
 SJRWMD SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT
 FJV FELLSMERE JOINT VENTURE

- NOTES:**
1. ALL COORDINATES SHOWN HEREON ARE REFERENCE TO HPGN AND, PROJECTED TO FLORIDA EAST.
 2. THIS SKETCH MAY HAVE BEEN ENLARGED OR SHRUNKEN FROM ITS ORIGINAL AND MAY NOT BE TO SCALE.
 3. THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY AND HAS NOT BEEN FIELD VERIFIED.
 4. ALL INFORMATION DEPICTED IN THIS SKETCH WAS REFERENCED FROM A SURVEY PERFORMED BY MANN ENGINEERING AND CONSULTING. REVISION DATE: 9/16/15. OFF. NO. 637-LDB-0488



POB PARCEL 2 (See Sheet 2)

PARCEL 2 (197 Acres)
TOWNSHIP 31 SOUTH, RANGES 36 & 37 EAST,
INDIAN RIVER COUNTY, FLORIDA



**ST. JOHNS RIVER
WATER MANAGEMENT DISTRICT**
P.O. BOX 1429 PALATKA, FLORIDA



DATE DRAWN:	4-17-2018	FIELD WORK DATE:	NONE	FIELD BOOK & PAGE	NONE
DRAWN BY:	RG	CHECKED BY:	RG	APPROVED BY:	RG
			SCALE: 1"=500'		

FILE NAME:	5619-18
WORK ORDER NO.:	5619-18
SHEET:	1 of 2

SURVEYOR CERTIFICATION:

Professional Surveyor & Mapper
FLORIDA LICENSE NO. _____
DATE: _____

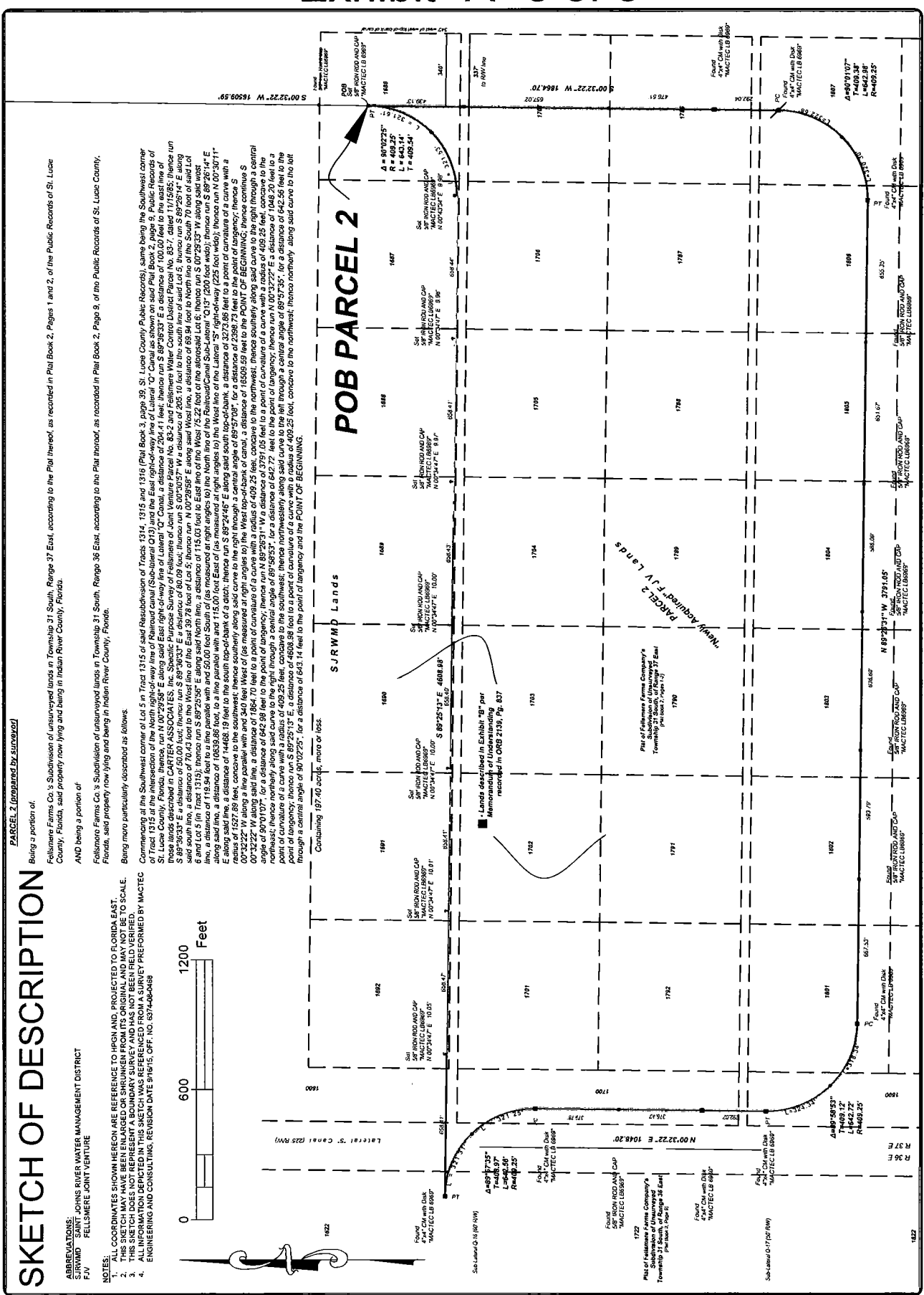
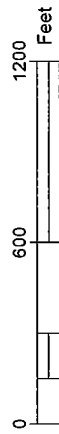
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Exhibit "A" 3 of 3

SKETCH OF DESCRIPTION

ABBREVIATIONS:
SJRWM DISTRICT
FJV
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
FELLSMERE JOINT VENTURE

- NOTES:
1. ALL COORDINATES SHOWN HEREON ARE REFERENCE TO HIGN AND, PROJECTED TO FLORIDA EAST.
 2. THIS SKETCH MAY HAVE BEEN ENLARGED OR SHRUNKEN FROM ITS ORIGINAL AND MAY NOT BE TO SCALE.
 3. THIS SKETCH IS NOT A SUBSTITUTE FOR A SURVEY PREPARED BY MACTEC.
 4. ALL INFORMATION SPECIFIED IN THIS SKETCH WAS REFERENCED FROM A SURVEY PREPARED BY MACTEC ENGINEERING AND CONSULTING, REVISION DATE 9/16/15, OFF. NO. 8374-06-0488



ST. JOHNS RIVER
WATER MANAGEMENT DISTRICT
FIELD BOOK & PAGE
DATE DRAWN: 9/16/15
DRAWN BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

FIELD WORK DATE: 9/16/15
SCALE: 1"=500'

PARCEL 2 (197 Acres)
TOWNSHIP 31 SOUTH, RANGES 36 & 37 EAST,
INDIAN RIVER COUNTY, FLORIDA

FILE NAME: 5619-18
WORK ORDER NO.: 5619-18
SHEET: 1 of 1

SURVEYOR CERTIFICATION:
Professional Surveyor & Mapper
FLORIDA LICENSE NO.:
DATE: _____

REVISION DATE DESCRIPTION
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