

This Instrument Prepared by:  
R. N. Koblegard, III, Esquire  
200 S. Indian River Drive, Suite 201  
Fort Pierce, Florida 34950

Return to:

Catharine L. Babbitt, Vice President  
Chicago Title Insurance Agency, Inc.  
3067 East Commercial Boulevard  
Fort Lauderdale, Florida 33308  
File No. 40794

Parcel I.D. No.:       33-40-31-00000-5000-00002.1  
                              33-39-36-00005-0002-00001.0  
                              33-40-31-00000-5000-00004.1  
                              33-39-36-00005-0003-00001.0

#### **SPECIAL WARRANTY DEED**

**BY THIS SPECIAL WARRANTY DEED**, made this 20<sup>th</sup> day of December, 2018,  
Grantor, CITY OF FT. PIERCE, FLORIDA, a municipal corporation, whose address is 100 U.S.  
Highway 1, Ft. Pierce, Florida 34950, for the use and benefit of the FORT PIERCE UTILITIES  
AUTHORITY hereby conveys an undivided ½ interest to FLORIDA POWER & LIGHT  
COMPANY, a Florida corporation whose address is 700 Universe Blvd, Juno Beach, Florida  
33408 a Florida Corporation, grantee.

**WITNESSETH**, That said grantor, for and in consideration of the sum of ten and no/100  
(\$10.00) dollars, and other good and valuable considerations to said grantor in hand paid by said  
grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said  
grantee, and grantees heirs and assigns forever, the following described land, situate, lying and  
being in Indian River County, Florida, to wit:

**PLEASE SEE LEGAL DESCRIPTION ATTACHED HERETO AS  
EXHIBIT "A"**

**Subject to restrictions**, reservations, and easements of record, if any, provided however  
that this reference shall not serve to re-impose the same.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging to in anywise appertaining.

Grantor covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; and that Grantor warrants the title to the property for any acts of Grantor and will defend it against the lawful claims of all persons claiming by, through or under Grantor.

**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in  
Our presence:

CITY OF FT. PIERCE, FLORIDA,  
a municipal corporation

By: Linda Hudson  
Linda Hudson, Mayor

Linda W. Cox  
Linda Cox, City Clerk

Miriam Garcia  
Witness Signature

Miriam Garcia  
Print Name

STATE OF FLORIDA  
COUNTY OF St Lucie

**I HEREBY CERTIFY** that the foregoing instrument was acknowledged before me this 20 day of December, 2018, by Linda Hudson, as Mayor and Linda Cox, as City Clerk, of the CITY OF FORT PIERCE, FLORIDA, a municipal corporation, who are personally known to me or who provided \_\_\_\_\_ as identification and who did not take an oath..

Miriam Garcia  
Notary Public, State of Florida at Large  
Print Name: Miriam Garcia  
My Commission Expires: 10/23/19  
My Commission Number: FF915836

**APPROVED AS TO FORM  
AND CORRECTNESS**

Ben L. Bryan  
Ben L. Bryan, City Attorney



MIRIAM NAJERA GARCIA  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF915836  
Expires 10/23/2019

### EXHIBIT "A"

Five (5) parcels of land lying in Section 31, Township 33 South, Range 40 East, Indian River County, Florida, and Section 36, Township 33 South, Range 39 East, Indian River County, Florida, being more particularly described as follows:

#### Parcel 1

The South 404.00 feet of the Southwest one-quarter (SW 1/4) of Section 31, Township 33 South, Range 40 East, Indian River County, Florida, lying East of the East right-of-way line of Lateral "J" Canal, LESS AND EXCEPT therefrom the East 25 feet thereof for road right-of-way purposes.

#### Parcel 2

Easement for the benefit of Parcel 1 over, under and across the following described parcel of land:

An easement 40 feet in width lying parallel and adjacent to the East right-of-way line of the Lateral "J" Canal extending from the North line of said Southwest one-quarter (SW 1/4) South to a point 416.82 feet North of the South line of said Southwest one-quarter (SW 1/4) as measured along the said right-of-way line of Lateral "J" Canal in Section 31, Township 33 South, Range 40 East, Indian River County, Florida.

#### Parcel 3

Tract "B", VERO BEACH HIGHLANDS UNIT FIVE, according to the Plat thereof, as recorded in Plat Book 8, Page 56, of the Public Records of Indian River County, Florida.

#### Parcel 4

Tract "C", VERO BEACH HIGHLANDS UNIT FIVE, according to the Plat thereof, as recorded in Plat Book 8, Page 56, of the Public Records of Indian River County, Florida.

#### Parcel 5

The North 25 feet of the South 145 feet of the Southwest one-quarter (SW 1/4) of Section 31, Township 33 South, Range 40 East, Indian River County, Florida, lying West of the West right-of-way line of Lateral "J" Canal, LESS AND EXCEPT therefrom the West 40 feet thereof for road right-of-way purposes.