

**Return Recorded Deed to:**

Rebecca F. Emmons, Esq.  
Rossway Swan Tierney Barry Lacey & Oliver, P.L.  
2101 Indian River Blvd., Suite 200  
Vero Beach, FL 32963  
(772) 231-4440

Parcel ID No: \_\_\_\_\_

**WARRANTY DEED**

THIS WARRANTY DEED, is made this 16<sup>th</sup> day of May, 2019, between THOMAS S. HAMMOND, whose address is P. O. Box 643278, Vero Beach, Florida 32964 (hereinafter referred to as "Grantor"), and ST. JOHNS IMPROVEMENT DISTRICT, organized and existing under Chapters 189 and 298, Florida Statutes, whose address is 905 122<sup>nd</sup> Avenue, SW, Vero Beach, Florida 32968 (hereinafter referred to as "Grantee").

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

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other valuable considerations, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto Grantee, all that certain land situate in Indian River County, Florida, described as follows (the "Property");

See EXHIBIT "A" attached hereto and incorporated herein by reference.

Subject to the following:

1. Taxes subsequent to December 31, 2018; and
2. Covenants, conditions, restrictions, easements, and limitations of record, without thereby reimposing the same, and all applicable zoning ordinances;

And said Grantor, subject to the foregoing, does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining;

To Have and to Hold the Property in fee simple forever;

AND Grantor swears and affirms that the above described property is not now, has never been, nor does it abut the residential and homestead property of Grantor. Grantor resides at \_\_\_\_\_



4683 Pebble Bay  
Vero Beach, FL 32963

And Grantor hereby 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; that Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever; and that the Property is free of all encumbrances.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal on the date below written.

Singed, sealed and delivered in our presence:

WITNESSES:

  
Name Printed: Arthur G. DuBois, Jr.  
  
Name Printed: Deborah L. Seagrave

GRANTOR:

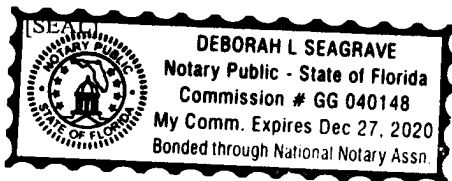
  
THOMAS S. HAMMOND

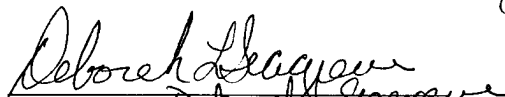
STATE OF FLORIDA

COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared **THOMAS S. HAMMOND**, personally known to me to be the person described in and who executed the foregoing instrument or has produced FLD as identification and that he acknowledged and swore before me that he executed same.

WITNESS my hand and seal in the County and State last aforesaid this 10th day of May, 2019.



  
Name Printed: Deborah L. Seagrave  
Notary Public, State of Florida  
My commission expires: 12/27/20

## EXHIBIT "A"

## DESCRIPTION OF NPD-8 ADDITIONAL RIGHT OF WAY SOUTHEAST

AN ADDITIONAL 40 FOOT WIDE NPD-8 RIGHT OF WAY, SITUATED IN PART OF SECTION 17, TOWNSHIP 33 SOUTH, RANGE 37 EAST, WITHIN THE SAINT JOHN'S IMPROVEMENT DISTRICT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH EASEMENT LINE OF THAT CERTAIN "30 FOOT WIDE RIGHT OF WAY / WA-3(c)" AS RECORDED IN OFFICIAL RECORD BOOK 423, PAGE 283, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, AND THE EAST RIGHT OF WAY LINE OF THAT CERTAIN "NORTH LATERAL 8 CANAL" (ORIGINAL 100' WIDE) EASEMENT, "SAINT JOHN'S IMPROVEMENT DISTRICT.", NL-8(a) AS RECORDED IN OFFICIAL RECORD BOOK 221, PAGE 808 PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, RUN ON AN ASSUMED BEARING OF SOUTH 88 DEGREES 00' 35" EAST ON THE AFORESAID SOUTH EASEMENT LINE OF THAT CERTAIN "30 FOOT WIDE EASEMENT / WA-3(c)", A DISTANCE OF 40.00 FEET; THENCE RUN SOUTH 00 DEGREES 27' 52" WEST, PARALLEL WITH THE AFORESAID EAST RIGHT OF WAY LINE OF "NORTH LATERAL 8 CANAL", A DISTANCE OF 210.00 FEET; THENCE RUN NORTH 88 DEGREES 00' 35" WEST, A DISTANCE OF 40.00 FEET TO SAID EAST RIGHT OF WAY LINE OF THE NORTH LATERAL 8 CANAL (ORIGINAL 100' WIDE) EASEMENT; THENCE RUN NORTH 00 DEGREES 27' 52" EAST, A DISTANCE OF 210.00 FEET ALONG SAID EAST RIGHT OF WAY LINE OF "NORTH LATERAL 8 CANAL" TO THE POINT OF BEGINNING.

THE SIDE LINES OF SAID RIGHT OF WAY TO BE SHORTENED OR PROLONGED TO MEET AT ANGLE POINTS, LOT LINES, RIGHT OF WAY LINES AND BOUNDARY LINES.

SAID RIGHT OF WAY CONTAINING 8,398.51 SQUARE FEET OR 0.193 ACRES, MORE OR LESS, AND NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

## DESCRIPTION OF NPD-8 ADDITIONAL RIGHT OF WAY SOUTHWEST

AN ADDITIONAL 30 FOOT WIDE NPD-8 RIGHT OF WAY, SITUATED IN PART OF SECTION 17, TOWNSHIP 33 SOUTH, RANGE 37 EAST, WITHIN THE SAINT JOHN'S IMPROVEMENT DISTRICT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH EASEMENT LINE OF THAT CERTAIN "30 FOOT WIDE RIGHT OF WAY / WA-3(c)" AS RECORDED IN OFFICIAL RECORD BOOK 423, PAGE 283, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, AND THE WEST RIGHT OF WAY LINE OF THAT CERTAIN "NORTH LATERAL 8 CANAL" (ORIGINAL 100' WIDE) EASEMENT, "SAINT JOHN'S IMPROVEMENT DISTRICT.", NL-8(a) AS RECORDED IN OFFICIAL RECORD BOOK 221, PAGE 808 PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, RUN ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 27' 52" WEST ON THE AFORESAID WEST RIGHT OF WAY LINE OF "NORTH LATERAL 8 CANAL", A DISTANCE OF 180.00 FEET; THENCE RUN NORTH 88 DEGREES 00' 35" WEST, A DISTANCE OF 30.00 FEET; THENCE RUN NORTH 00 DEGREES 27' 52" EAST, PARALLEL WITH THE AFORESAID WEST RIGHT OF WAY LINE OF "NORTH LATERAL 8 CANAL", A DISTANCE OF 180.00 FEET TO SAID SOUTH EASEMENT LINE OF "30 FOOT WIDE RIGHT OF WAY / WA-3(c)"; THENCE RUN SOUTH 88 DEGREES 00' 35" EAST, A DISTANCE OF 30.00 FEET ALONG SAID SOUTH EASEMENT LINE OF "30 FOOT WIDE RIGHT OF WAY / WA-3(c)" TO THE POINT OF BEGINNING.

THE SIDE LINES OF SAID RIGHT OF WAY TO BE SHORTENED OR PROLONGED TO MEET AT ANGLE POINTS, LOT LINES, RIGHT OF WAY LINES AND BOUNDARY LINES.

SAID RIGHT OF WAY CONTAINING 5,398.09 SQUARE FEET OR 0.124 ACRES, MORE OR LESS, AND NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

## SURVEYOR'S NOTES:

1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
2. A MINIMUM SEARCH WAS MADE OF THE PUBLIC RECORDS BY THIS FIRM OR SURVEYOR FOR RIGHTS-OF-WAY, NO SEARCH WAS MADE OF THE PUBLIC RECORDS BY THIS FIRM OR SURVEYOR FOR RESERVATIONS, EASEMENTS AND RESTRICTIONS OF RECORDS.
3. ANY EXISTING IMPROVEMENTS, FOUNDATIONS AND UNDERGROUND UTILITIES WERE NOT OBSERVED OR RECORDED FOR THIS SKETCH AND DESCRIPTION.
4. BEARINGS SHOWN ARE BASED UPON THE ASSUMED BEARING OF NORTH 00°27'52" EAST ALONG THE EAST RIGHT OF WAY LINE OF THE "NORTH LATERAL 8 CANAL" OF THE SAINT JOHN'S IMPROVEMENT DISTRICT.
5. THIS MAP IS A SKETCH AND DESCRIPTION OF CANAL RIGHT OF WAY ONLY. A BOUNDARY SURVEY WAS NOT PERFORMED TO DELINEATE THE BOUNDARY LIMITS OF SAID EASEMENT.
6. THE DESCRIPTION SHOWN HEREON WAS DEVELOPED BY THE PROFESSIONAL SURVEYOR AND MAPPER AS DIRECTED BY THE CLIENT.

## LEGEND

O.R.BK.	OFFICIAL RECORD BOOK
R.O.W.	RIGHT OF WAY OR RIGHT OF WAY DATA
FL	FLORIDA
PG.	PAGE
(P)	PLAT
R/R	RAIL ROAD
S.J.I.D.	SAINT JOHN'S IMPROVEMENT DISTRICT
NPD	NORTH PERIMETER DITCH
I.R.CO.	INDIAN RIVER COUNTY

CERTIFIED TO:  
SAINT JOHN'S IMPROVEMENT DISTRICT  
THOMAS S. HAMMOND

FRANK S. CUCCURESE, FL PSM 4765  
C.A.I. LB. 209 SIGNATURE DATE: 4/25/2019

THIS IS NOT A BOUNDARY SURVEY

APR 25 11 10 AM  
CARTER ASSOCIATES, INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
1708 21st STREET, VERO BEACH, FL 32960  
TEL: (772) 562-4191 FAX: (772) 562-7180

DATE: 4/25/19  
PROJECT: 14-09 E  
DRAWN BY: TMS  
APPROVED BY: FSC  
PLATTED BY: Frank Cuccurese  
REF. #  
F.B. & PG.

ST. JOHN'S IMPROVEMENT DISTRICT  
PUMP STATION NORTH 10 (PS-N10)  
NPD-8 ADDITIONAL RIGHT OF WAY  
PART OF SECTION 17, TWP. 33 S, RGE. 37 E  
SKETCH AND DESCRIPTION

SHEET  
1 OF 2  
Draw # 20777-A

