

**THIS INSTRUMENT PREPARED BY AND
RECORD AND RETURN TO:**

Christopher H. Marine, Esq.
Gould Cooksey Fennell, PLLC
979 Beachland Boulevard
Vero Beach, FL 32963
772-231-1100

Recording: \$18.50
Doc Stamps: \$.70
Total: \$19.20

Parcel ID No.:
33-39-08-00001-0100-00001.1

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made the 11 day of April, 2024, by **Douglas J. Marine and M. Elena Marine, husband and wife**, whose address is 5998 8th Street, Vero Beach, Florida 32968, hereinafter called the ("GRANTOR"), to **Oceans Unite Christian Centre Inc., a Florida nonprofit corporation**, whose address is 6200 20th Street, Suite 248, Vero Beach, Florida 32966, hereinafter called 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 corporations)

WITNESSETH: That the GRANTOR, as a charitable transfer to GRANTEE, and without the exchange of any monetary or other consideration hereby grants, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Indian River County, Florida, viz:

A PORTION OF THE EAST 16.31 ACRES OF TRACT 10, SECTION 8, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF THE LANDS OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA IN PLAT BOOK 2, PAGE(S) 25; SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 10; THENCE SOUTH 00 DEGREES 13' 56" WEST ALONG THE EAST LINE OF SAID TRACT 10 A DISTANCE OF 616.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 13' 56" WEST ALONG THE SAID EAST LINE OF TRACT 10 A DISTANCE OF 737.80 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID TRACT 10; THENCE NORTH 89 DEGREES 50' 58" WEST ALONG THE SAID SOUTH LINE OF TRACT 10 A DISTANCE OF 524.54 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE SAID EAST 16.31 ACRES OF TRACT 10; THENCE NORTH 00 DEGREES 13' 56" EAST ALONG SAID WEST LINE A DISTANCE OF 740.17 FEET; THENCE SOUTH 89 DEGREES 35' 26" EAST A DISTANCE OF 524.54 FEET TO THE POINT OF BEGINNING.

SUBJECT to easements, restrictions, reservations, and rights of way of record, if any, but this provision shall not operate to reimpose the same.

GRANTOR COVENANTS with GRANTEE that GRANTOR has good right and lawful authority to convey the property and GRANTOR warrants title to the property for any acts of GRANTOR and will defend the title against lawful claims of all persons claiming by, though, or under GRANTOR, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023.

Note to Recording Clerk: Minimum documentary stamps have been affixed to this instrument. Conveyance of unencumbered real property as a gift is not taxable. Fla. Adm. Code Section 12(B) – 4.014(12)(a).

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

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:

Amanda Douglas
Witness Name: Amanda Douglas
Witness Address: 979 Beachland Blvd
Vero Beach, FL 32963

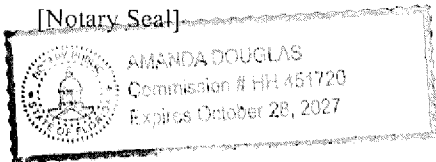
Douglas J. Marine
Douglas J. Marine

Christopher H. Marine
Witness Name: CHRISTOPHER H. MARINE
Witness Address: 979 Beachland Blvd
Vero Beach, FL 32963

M. Elena Marine
M. Elena Marine

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of and subscribed before me by means of physical presence or online notarization, this 10th day of April, 2024, by **Douglas J. Marine and M. Elena Marine, husband and wife** who are personally known or who have produced a driver's license as identification.



Amanda Douglas
Notary Public
Printed Name: _____