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This instrument prepared by:
Collins Brown Barkett, Chartered
756 Beachland Blvd.
Vero Beach, FL 32963

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 8th day of January, 2024, between **Windsor Properties, a Florida General Partnership**, whose address is: 3125 Windsor Blvd., Vero Beach, FL 32963, **Grantor**, and **The Windsor Club, Inc., a Florida non-profit corporation**, whose address is 3125 Windsor Blvd., Vero Beach, Florida 32963, **Grantee**.

WITNESSETH that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee all that certain land situate in Indian River County, State of Florida, to-wit:

THE NORTH 41.00 FEET OF THE WEST 6.00 AND THE ALL OF THE EAST 66.00 FEET OF LOT 1, BLOCK 56, WINDSOR PLAT 23, P.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGES 59 THROUGH 59C, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

(part of Parcel #31-39-14-00006-0560-00001.0) (See Exhibit A attached.)

and

THE NORTH 42.00 FEET OF THE WEST 15.00 FEET OF LOT 4 AND THE SOUTH 42.00 FEET OF THE WEST 15.00 FEET OF LOT 5, BLOCK 61, WINDSOR PLAT 23, P.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGES 59 THROUGH 59C, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

(part of Parcel #31-39-14-00000-0610-00004.0 and 5.0) (See Exhibit B attached.)

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to December 31, 2023.

The preparer of this instrument has not been asked to perform an examination or review of title and assumes no responsibility in connection with the foregoing legal descriptions or has an opinion as to the status of title.

This property is unencumbered and there is no consideration.

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

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal the day and year first above written.

Signed, sealed and delivered

in our presence:

Wendy Barin

Print Name: Wendy Barin

3125 Windsor Blvd.
Vero Beach, FL 32963

Laurin L. Rohl

Print Name: Laurin L. Rohl

3125 Windsor Blvd.
Vero Beach, FL 32963

Windsor Properties

A Florida General Partnership

BY: Torwest, Inc.

A Florida Corporation

Its General Partner

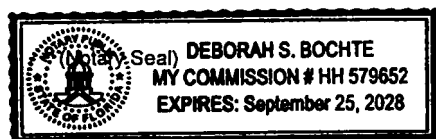
BY: *Elizabeth C. Hanley*
Elizabeth C. Hanley
President

NOTARY ACKNOWLEDGEMENT

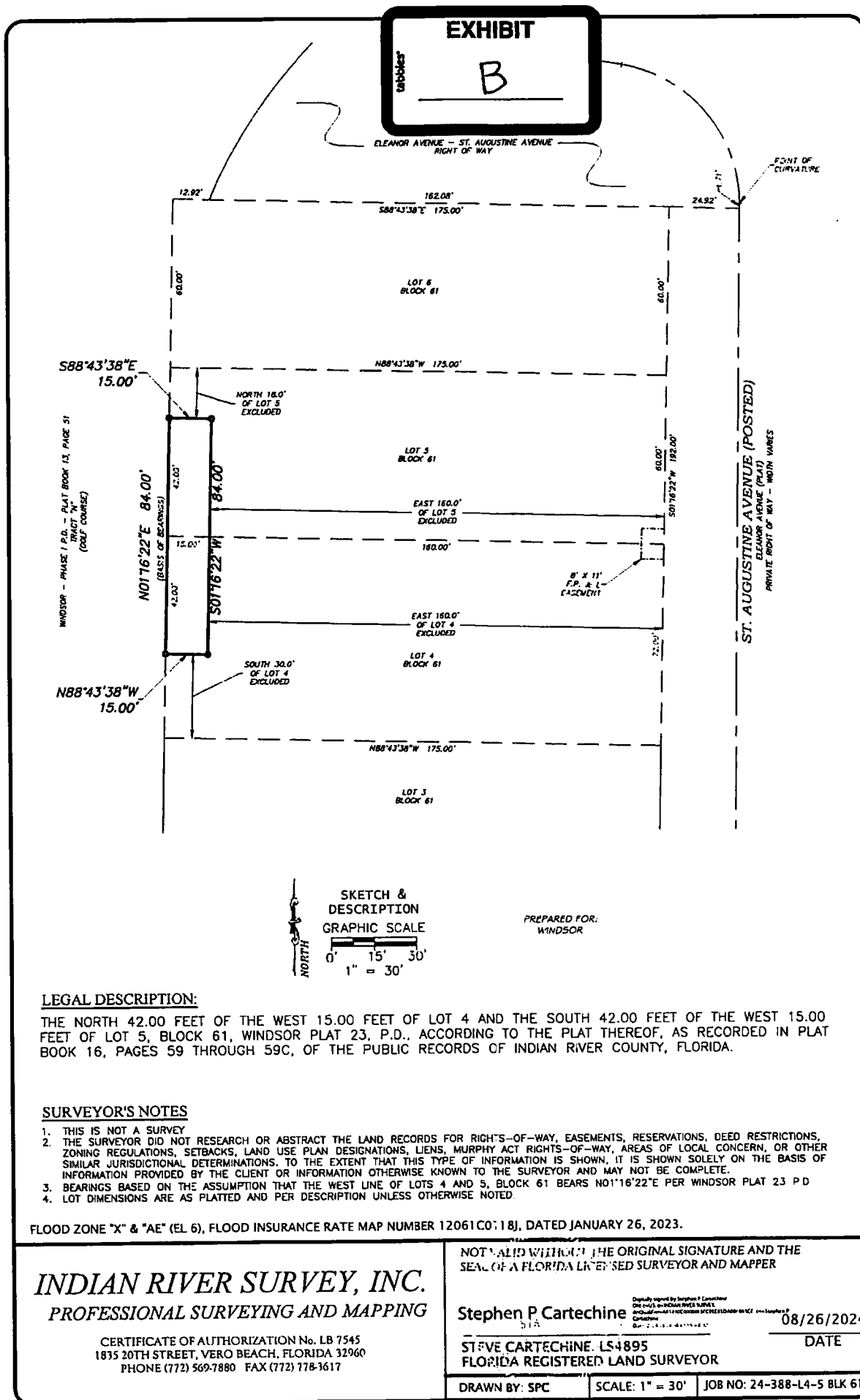
STATE OF FLORIDA

COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of January, 2020, by Elizabeth C. Hanley, as President of Torwest Inc., a Florida corporation, on its behalf, General Partner of Windsor Properties, a Florida General Partnership, who is ☒ personally known to me or who has ☐ produced _____ as identification.



Deborah S. Bochte
Name Printed: Deborah S. Bochte
Notary Public, State of Florida at Large
My Commission expires on: September 25, 2028



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