

Rec # 35 50
P.S. 70
36.20

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, 2026, between **Windsor Properties, a Florida General Partnership**, whose address is: 3125 Windsor Blvd., Vero Beach, FL 32963, **Grantor**, and **Windsor Community Association, 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:

LOT 4, BLOCK 61, EXCLUDING THE NORTH 42.00 FEET THEREOF, 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. CONTAINS 5,250 SQUARE FEET OR 0.12 ACRES MORE OR LESS.

(part of 31-39-14-00006-0610-00004.0) (See Exhibit A attached.)

And

LOT 4, BLOCK 51, EXCLUDING THE NORTH 18.00 FEET THEREOF, 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. CONTAINS 4,950 SQUARE FEET OR 0.11 ACRES MORE OR LESS.

(part of 31-39-14-00006-0510-00004.0) (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.

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

Windsor Properties
A Florida General Partnership
BY: Torwest, Inc.
A Florida Corporation
Its General Partner
BY: Elizabeth C. Hanley
Elizabeth C. Hanley
President

Laurin L. Pohl
Print Name: L. Pohl
3125 Windsor Blvd.
Vero Beach, FL 32963

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

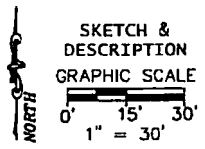
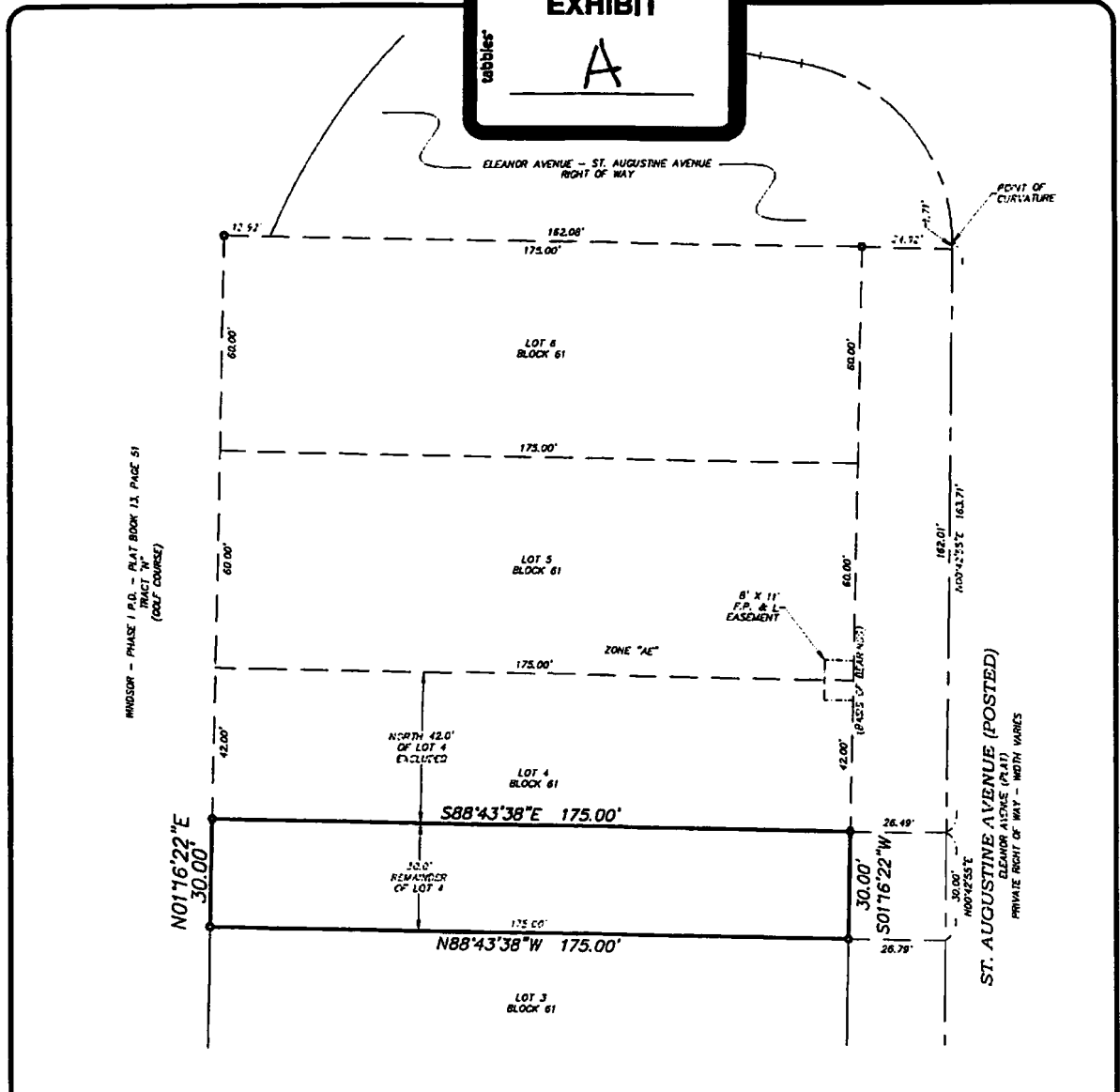
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 8th day of January 2025, by Elizabeth C. Hanley, as President of Torwest Inc., a Florida corporation, on its behalf, General Partner of Windsor Properties, a Florida General Partnership, who is personally known to me or who has produced _____ as identification.

(Notary Seal)



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

EXHIBIT
A



PREPARED FOR:
WINDSOR

LEGAL DESCRIPTION:

LOT 4, BLOCK 61, EXCLUDING THE NORTH 42.00 FEET THEREOF, 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. CONTAINS 5,250 SQUARE FEET OR 0.12 ACRES MORE OR LESS.

SURVEYOR'S NOTES

1. THIS IS NOT A SURVEY
2. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
3. BEARINGS BASED ON THE ASSUMPTION THAT THE EAST LINE OF LOTS 4 AND 5, BLOCK 61 BEARS S01°16'22"W PER WINDSOR PLAT 23 P.D.
4. LOT DIMENSIONS ARE AS PLATTED AND PER DESCRIPTION UNLESS OTHERWISE NOTED.

FLOOD ZONE "X" & "AE" (EL 6), FLOOD INSURANCE RATE MAP NUMBER 12061C0118J, DATED JANUARY 26, 2023.

INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING

CERTIFICATE OF AUTHORIZATION No. LB 7545
1835 20TH STREET, VERO BEACH, FLORIDA 32960
PHONE (772) 569-7880 FAX (772) 778-3617

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Stephen P. Cartechine

Digitally signed by Stephen P. Cartechine
DN: cn=US, o=INDIAN RIVER SURVEY,
dnQualifier=A1410C00900140E41E276
E0007F047, cn=Stephen P. Cartechine
Date: 2023.08.01 15:53:35 -0400

08/01/2023

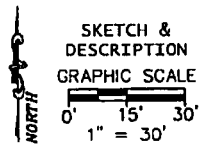
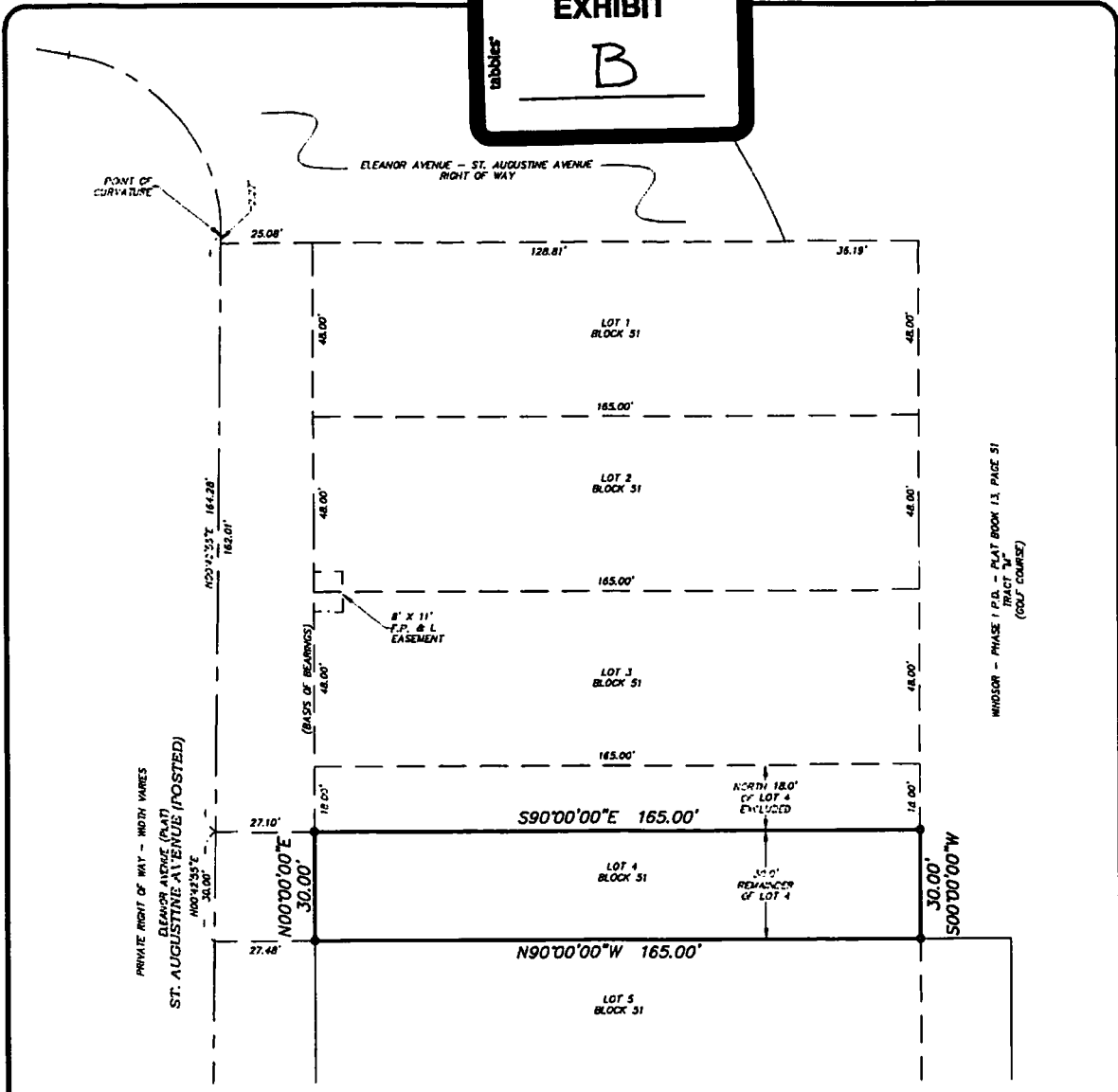
STEPH CARTECHINE, LS4895
FLORIDA REGISTERED LAND SURVEYOR

DATE

DRAWN BY: SPC SCALE: 1" = 30' JOB NO: 22-448-L4-B61-ADD

C:\ORAWMS\SURVEYS\PROJECTS\100-MS-22-448- sketch Windsor Plat 23-User Justice\MS-22-448-00-101-4 Blk 61.dwg 01. 2023 - 3:41pm User: 11817

EXHIBIT
B



PREPARED FOR:
WINDSOR

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3. BEARINGS BASED ON THE ASSUMPTION THAT THE WEST LINE OF LOTS 2 THROUGH 4, BLOCK 51 BEARS N00°00'00"E PER WINDSOR PLAT 23 P.D.
4. LOT DIMENSIONS ARE AS PLATTED UNLESS OTHERWISE NOTED.

FLOOD ZONE "X", FLOOD INSURANCE RATE MAP NUMBER 12061C0118J, DATED JANUARY 26, 2023.

INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING

CERTIFICATE OF AUTHORIZATION No. LB 7545
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PHONE (772) 569-7880 FAX (772) 778-3617

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**Stephen P
Cartechine**

Digitally signed by Stephen P Cartechine
DN: cn=U.S. INDIAN RIVER SURVEY,
ou=Qualifier-A01410C000001808612876
D00029067, cn=Stephen P Cartechine
Date: 2023.09.01 15:54:07 -0400

08/01/2023

STEVE CARTECHINE, LS4895
FLORIDA REGISTERED LAND SURVEYOR

DATE

DRAWN BY: SPC

SCALE: 1" = 30'

JOB NO: 22-448ADD-L4

C:\DRAWINGS\SURVEYS\PROJECTS\1000-485-23\RES-22-448 - sketch Windsor Plat 23-Map Juris (DWG)\RES-22-448ADD-Lot 4 Blk 51.dwg 01.2023 - J.48pmVer- 1/1/23