

THIS INSTRUMENT PREPARED BY:
NED M. SHANDLOFF, Corporate Counsel
General Development Corporation
8001 S. Bayshore Drive
Miami, Florida 33133

10-2-3
91-11-0518
Reserved for use by Clerk of Court

TRUSTEE'S DEED WITH THIRD PARTY WARRANTY

A3000305 1049500

RECORD VERIFIED
JEFFREY K. BARTON
CLERK CIRCUIT COURT
INDIAN RIVER CO., FLA

Property Appraiser's Parcel I.D. #
Grantee(s) S.S. # (s)

THIS DEED, made this 4TH day of SEPTEMBER, 19 91, by NCNB NATIONAL BANK OF FLORIDA, a national banking association, duly organized and existing by virtue of the laws of the United States, as Trustee Under Trust No. 06-01-009-6081954 whose post office address is 400 N. Ashley Drive, 6th Floor; Tampa, FL 33602, hereinafter called the Grantor, to

6.00 Per
63.00 Doc

MOHINDER S. BHUTANI AND KULJEET BHUTANI, HIS WIFE

whose post office address is:

**1948 ASHLEY PLACE
WESTBURY, NY 11590**

DOCUMENTARY STAMPS: 63.00

hereinafter called the Grantee.

**JEFFREY K. BARTON, CLERK
INDIAN RIVER COUNTY**

WITNESSETH: That the Grantor, for and in consideration of the sum of ten dollars and other good and valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells and conveys unto the Grantee, all of Grantor's right, title and interest in that certain real property situate in **INDIAN RIVER** County, Florida, more particularly described as follows:

**LOT 23, BLOCK 284, OF SEBASTIAN HIGHLANDS UNIT 11, A
SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED
IN PLAT BOOK 7, PAGE 56, OF THE PUBLIC RECORDS OF
INDIAN RIVER COUNTY, FLORIDA.**

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.

In consideration of the foregoing, GENERAL DEVELOPMENT CORPORATION, a Delaware corporation authorized to do business in the State of Florida, as Debtor in Possession Under U.S. Bankruptcy Court Case No. 90-12231-BKC-AJC, in and for the Southern District of Florida, hereinafter called GDC, joins in the execution of this document to fully warrant the title to said land and fully defend the same against the lawful claims of all persons whomsoever, as fully and completely as though it were the Grantor hereunder and were executing a warranty deed with full common law covenants.

SUBJECT TO: The lien for property taxes for the year of conveyance; oil, gas and mineral reservations of record, if any; easements, covenants and restrictions of public record common to the neighborhood; Property Owner's Association, if any; special assessments or taxing districts, if any; impact fees, if any; applicable zoning and ordinances; and the right of surface access to the property for the purpose of completing land development work within the area surrounding the property (including the right to remove any soil deposited by General Development Corporation) up to the time a building permit has been issued for the construction of a structure upon the property.

IN WITNESS WHEREOF, Grantor and GDC have hereunto set their hands and seals the day and year first above written:

Signed, sealed and delivered in the presence of:

Ann Marie Williams
Jeanne Milkey
**ANN MARIE WILLIAMS
JEANNE MILKEY**

NCNB NATIONAL BANK OF FLORIDA, as Trustee under
Trust No. 06-01-009-6081954

BY: Gregory T. Sardzinski
GREGORY T. SARDZINSKI

Signed, Sealed and delivered in the presence of:

Maria Landin
Patricia Miller
**MARIA LANDIN
PATRICIA MILLER**

GENERAL DEVELOPMENT CORPORATION, as Debtor
in Possession under U.S. Bankruptcy Court Case No. 90-
12231-BKC-AJC, in and for the Southern District of Florida

BY: Dora Riggs
DEED OFFICER: DORA RIGGS

STATE OF FLORIDA, COUNTY OF HILLSBOROUGH) ss:

The foregoing instrument was acknowledged before me by GREGORY T. SARDZINSKI on this 4TH day of SEPTEMBER, 19 91, as the V.P. Trust Officer of NCNB NATIONAL BANK OF FLORIDA, a national banking association, duly organized and existing by virtue of the laws of the United States, on behalf of said national banking association, as Trustee under Trust No. 06-01-009-6081954

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**FIRST AMERICAN TITLE COMPANY
OF ST. LUCIE COUNTY, INC.
302 SOUTH 2nd STREET
FORT PIERCE, FLORIDA 34950**

Richard J. Reich
NOTARY PUBLIC RICHARD REICH
State of Florida at Large

**NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES: OCT. 7, 1994.
ISSUED THRU NOTARY PUBLIC UNDERWRITERS.**

STATE OF FLORIDA, COUNTY OF DADE) ss:

The foregoing instrument was acknowledged before me by DORA RIGGS on this 4TH day of SEPTEMBER, 19 91, as the Deeding Officer of GENERAL DEVELOPMENT CORPORATION, a Delaware corporation authorized to do business in the State of Florida, as Debtor in Possession under U.S. Bankruptcy Court Case No. 90-12231-BKC-AJC, in and for the Southern District of Florida, on behalf of the corporation.

Maria M. Costello
NOTARY PUBLIC MARIA M. COSTELLO
State of Florida at Large

**NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXP. MAR. 6, 1993
BONDED THRU GENERAL INS. CO.**

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