

Rec \$35.50
Doc St. 74,844.00

PREPARED BY AND RETURN TO:
CALVIN B. BROWN, ESQ. - KHH
COLLINS, BROWN, CALDWELL,
BARKETT, GARAVAGLIA & LAWN, CHTD.
P.O BOX 64-3686
VERO BEACH, FL 32964-3686

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the 6th day of June, 2014, by KENNEDY GROVES, INC., a Florida corporation, having an address of 4310 77th Street, Vero Beach, FL 32967, hereinafter called Grantor, to: THE CITY OF PORT ST. LUCIE, a Florida municipal corporation, having an address of 121 S.W. Port St. Lucie Boulevard, Port St. Lucie, FL 34984, hereinafter called Grantee:

(Whenever used herein the terms “Grantor” and “Grantee” include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.”

WITNESSETH: That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto grantee, all that certain land situated in St. Lucie County, Florida, viz:

THE LAND IS DESCRIBED ON EXHIBIT “A”

hereinafter collectively called the Land,

SUBJECT TO the following (collectively, the “Permitted Exceptions”): real property taxes for the year 2014 and all subsequent years; comprehensive land use plans, zoning, restrictions, prohibitions and other requirements imposed by governmental authority; matters a survey would show, additional matter of record, if any; and those items listed on Exhibit “B” attached hereto, without intent to reimpose same.

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

AND, subject to the Permitted Exceptions: (i) Grantor hereby covenants with the Grantee that Grantor has good right and lawful authority to sell and convey the Land; and (ii) Grantor hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

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

TOGETHER with all pumps and irrigation equipment.

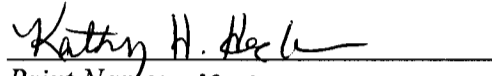
AND, the Grantee acknowledges and agrees that there may be deed restrictions, restrictive covenants and matters appearing on the Plat or otherwise common to the subdivision affecting the property. Grantee's acceptance of title to the property subject to such matters shall not be construed as a waiver of the Grantee's claim of exemption, as a governmental entity, from any cloud or encumbrance created by such matters pursuant to Ryan v. Manalapan, 414 So.2d 193 (Fla. 1982).

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

WITNESSES:

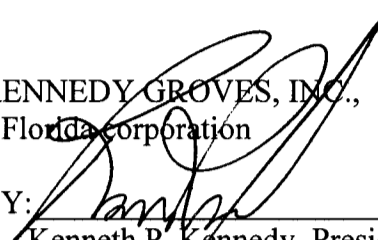


Print Name: Calvin B. Brown



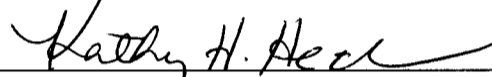
Print Name: Kathy H. Heckman

KENNEDY GROVES, INC.,
a Florida corporation

BY: 
Kenneth P. Kennedy, President

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 5th day of June, 2014, by Kenneth P. Kennedy, as President of KENNEDY GROVES, INC., a Florida corporation, on behalf of the corporation, who is personally known to me or who has presented _____ as identification.



Notary Public

Print Name: _____

Commission No.: _____

Commission Expires: _____

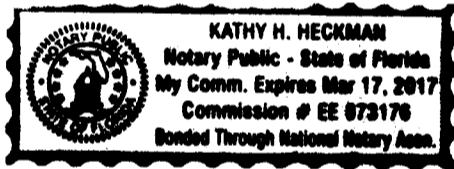


EXHIBIT A**PARCEL A:**

A tract of land being a portion of Township 37 South, Range 38 East, St. Lucie County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Section 36; thence North 00°21'41" East, along the East line of the Southeast 1/4 of Section 36 for 309.00 feet; thence North 89°34'04" West, 75.00 feet to a point on the West right of way line of that Right of Way Deed as recorded in Official Records Book 44, Page 292, of the Public Records of St. Lucie County, Florida and the Point of Beginning; thence continue North 89°34'04" West, along a line being the Northerly right of way of the C-23 canal as set forth in Official Records Book 165, Page 367, of the Public Records of St. Lucie County, Florida, for a distance of 10,517.41 feet; thence South 89°49'19" West, along said right of way per Quit Claim Deed of re-conveyed lands as recorded in Official Records Book 229, Page 19, of the Public Records of St. Lucie County, Florida, for a distance of 6538.15 feet; thence North 00°09'22" West, parallel to the East line of Section 33 for 4965.02 feet; thence South 89°13'01" East, along the North line of Section 33, for a distance of 1295.56 feet to the Northeast corner of said Section 33; thence North 89°41'27" East, along the North line of the Northwest 1/4 of Section 34, for 2636.53 feet; thence continue North 89°41'27" East, along the North line of the Northeast 1/4 of Section 34, for 2646.45 feet; thence South 89°58'29" East, along the North line of the Northwest 1/4 of said Section 35, for a distance of 2653.05 feet; thence continue South 89°58'29" East, along the North line of the Northeast 1/4 of Section 35, for 2646.44 feet; thence South 89°36'19" East, along the North line of the Northwest 1/4 of Section 36, for 2647.93 feet; thence South 89°36'19" East, along the North line of the Northeast 1/4 of Section 36, for 2155.94 feet; thence South 00°31'24" West, for 605.85 feet; thence North 82°49'40" East, 422.72 feet to a point on the West right of way of that Right of Way Deed as recorded in Official Records Book 44, Page 292, of the Public Records of St. Lucie County, Florida; thence South 00°19'26" West, along a line 75 feet West and parallel to the East line of the Northeast 1/4 of Section 36 and along said right of way, for a distance of 2040.43 feet; thence South 00°21'41" West, along a line 75 feet West of and parallel to the East line of the Southeast 1/4 of Section 36 and along said right of way, for a distance of 2406.01 feet to the Point of Beginning.

EXHIBIT "B"

1. Oil, gas, mineral, or other reservations as set forth in instrument recorded in Deed Book 229, Page 21, Public Records of St. Lucie County, Florida. No determination has been made as to the current record owner for the interest excepted herein.
2. Easement for Roads and Canals recorded in O.R. Book 11, Page 321, Public Records of St. Lucie County, Florida.
3. Easement for Roads and Canals recorded in O.R. Book 36, Page 132, Public Records of St. Lucie County, Florida.
4. Grant of Easement recorded in O.R. Book 110, Page 91, Public Records of St. Lucie County, Florida.
5. Easement reserved in Deed recorded in O.R. Book 127, Page 107, Public Records of St. Lucie County, Florida.
6. Easement Agreement recorded in O.R. Book 170, Page 1346, Public Records of St. Lucie County, Florida.
7. Easement in favor of Florida Power and Light Company recorded in O.R. Book 214, Page 24, Public Records of St. Lucie County, Florida.
8. Easement in favor of Florida Power and Light Company recorded in O.R. Book 217, Page 2754, Public Records of St. Lucie County, Florida.
9. Intentionally deleted.
10. Right of Way Agreement in favor of Florida Power and Light recorded in O.R. Book 229, Page 1890, Public Records of St. Lucie County, Florida.
11. Easement in favor of Florida Power and Light Company recorded in O.R. Book 462, Page 2315, Public Records of St. Lucie County, Florida.
12. Easement in favor of Florida Power and Light Company recorded in O.R. Book 494, Page 966, Public Records of St. Lucie County, Florida.
13. Grant of Easement recorded in O.R. Book 527, Page 2099, Public Records of St. Lucie County, Florida.
14. Easement in favor of Florida Power and Light Company recorded in O.R. Book 645, Page 289, Public Records of St. Lucie County, Florida.
15. Easement in favor of Florida Power and Light Company recorded in O.R. Book 645, Page 296, Public Records of St. Lucie County, Florida.
16. Grant of Easement recorded in O.R. Book 652, Page 1570, Public Records of St. Lucie County, Florida.
17. Covenants, conditions, and restrictions recorded in O.R. Book 652, Page 1576, Public Records of St. Lucie County, Florida, which contain provisions creating easements and/or assessments.
18. Restrictions as set forth in Item 13 of Exhibit B of Warranty Deed recorded in O. R. Book 652, Page 1657 and Warranty Deed recorded in O.R. Book 652, Page 1663, Public Records of St. Lucie County, Florida.
19. Access Easement recorded in O.R. Book 652, Page 1675, Public Records of St. Lucie County, Florida.