

6277

OFFICIAL RECORD

SPECIAL WARRANTY DEED

BOOK 132 PAGE 510

THIS SPECIAL WARRANTY DEED made the 27th day of September, A. D. 1961, by SUMMER PLACE HOMES, INC., a corporation existing under the laws of the State of Florida, and having its principal place of business at Fort Lauderdale, Broward County, Florida, hereinafter called the grantor to SUMMERPLACE IMPROVEMENT ASSOCIATION, INC., a Florida corporation not for profit, whose postoffice address is 3213 South Ocean Drive, Vero Beach, Florida, and having its principal place of business at Vero Beach, Indian River County, Florida, hereinafter called the grantee.

WITNESSETH: That the grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, the following described parcels of land situate, lying and being in Indian River County, Florida, to-wit:

PARCEL A: That tract of land in the 593.80 feet of Government Lot 8, Section 23, Township 31 South, Range 39 East, bounded as follows: On the North by an extension to the waters of the Atlantic Ocean of the North line of that 6-foot walkway to the ocean lying North of and adjacent to the North line of Lot 6, Block "B"; on the South by an extension to the waters of the Atlantic Ocean of the South line of Lot 11, Block "A"; on the West by the East boundaries of Blocks "A" and "B", also shown as "edge of vegetation"; and on the East by the waters of the Atlantic Ocean; all as shown and described in the Plat of SUMMERPLACE UNIT 1, recorded in Plat Book 6, page 56, of the public records of Indian River County, Florida.

PARCEL B: Those "private roads", 6-foot walkways to the ocean, and 7-foot planting easements, all as shown on the Plat of SUMMERPLACE UNIT 1, recorded in Plat Book 6, page 56, of the public records of Indian River County, Florida.

TOGETHER WITH ALL the tenements, hereditaments and appurtenances thereunto 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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey the said land; that it hereby fully 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 caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

SUMMER PLACE HOMES, INC.

Fred C. Walker, Jr., President

ATTEST:

John J. Morrisich, Secretary

In the presence of

Evan H. Dwyer

