

**This Instrument Prepared by and return to:**

Florida Power & Light Company  
700 Universe Boulevard, LAW/JB  
Juno Beach, FL 33408

**Substation 9**

**Tax Parcel ID Number** 32-40-18-00000-0100-00001.0

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, made and entered into as of the \_\_\_\_ day of \_\_\_\_\_, 201\_\_, by CITY OF VERO BEACH, a municipal corporation organized under the laws of the State of Florida (the "Grantor"), whose address 1053 20<sup>th</sup> Place, Vero Beach, FL 32960, to FLORIDA POWER & LIGHT COMPANY, a Florida corporation (the "Grantee"), whose address is 700 Universe Boulevard, Juno Beach, FL 33408.

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all that certain parcel of land lying and being in the County of Indian River, State of Florida, as more particularly on Exhibit "A" attached hereto and made a part hereof (the "Property").

To have and to hold, the same in fee simple forever.

Grantor is also conveying by this Deed any rights that it would have otherwise retained under Florida Statutes Section 270.11 (1).

SUBJECT TO: Taxes and assessments for the year \_\_\_\_ and all subsequent years; all applicable governmental, zoning and land use ordinances, restrictions, and prohibitions and other requirements imposed by governmental authority; agreements and easements of record.

And the said Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple, and has good right, full power, and lawful authority to sell and convey said land, and hereby warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under the Grantor, but against no others.

(SIGNATURE PAGE FOLLOWS)

<b>ATTEST:</b>  _____ Printed Name: _____ Title: _____	<b>CITY OF VERO BEACH, FLORIDA</b>  By: _____ Printed Name: _____ Title: _____
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The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_, as \_\_\_\_\_, and attested by \_\_\_\_\_, as \_\_\_\_\_, of the CITY OF VERO BEACH, FLORIDA, a municipal corporation organized under the laws of the State of Florida, on behalf of said municipal corporation, who:

☐ have produced \_\_\_\_\_ as identification.

Notary Public – State of Florida  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**EXHIBIT "A"**

The Southeast one acre of Government Lot 10, Section 18, Township 32 South, Range 40 East, Indian River County, Florida, shown as the Water Plant Site on the Plat of Fred R. Tuerk Drive as filed in Plat Book 7, Page 86, of the Public Records of Indian River County, Florida, LESS AND EXCEPT therefrom that portion thereof conveyed to the Town of Indian River Shores by Quit Claim Deed recorded in Official Records Book 884, Page 2669, of the Public Records of Indian River County, Florida.

**NOTE: THE LEGAL DESCRIPTION SHALL BE REPLACED WITH A METES AND BOUNDS DESCRIPTION OF SUBSTATION 9 LOCATED UPON THE ABOVE-DESCRIBED PROPERTY WHICH SHALL BE FURNISHED BY A SURVEYOR IN A FORM SATISFACTORY TO PURCHASER AND PURCHASER'S TITLE COMPANY.**