

EXHIBIT A

PROPERTY INFORMATION AND SURVEY

REV. 7-1-00
5250.00
529400

5795

Prepared by and return to:

Rebecca F. Emmons

Rossway Swan Tierney Barry Lacey & Oliver P.L.

2101 Indian River Blvd. Ste 200

Vero Beach, FL 32960

772-231-4440

File Number: 48010-003

[Space Above This Line For Recording Data]

Trustee's Deed

This Warranty Deed made this 13 day of March, 2018, between Ruth I. Sullivan, individually and as Trustee of the Ruth I. Sullivan Revocable Living Trust u/a dated August 27, 1997 as amended and restated, whose post office address is 1215 Indian River Drive, Sebastian, FL 32958, Grantor, and City of Sebastian, a municipal corporation of State of Florida, whose post office address is 1225 Main Street, Sebastian, FL 32958, Grantee:

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other valuable considerations, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto Grantee, all that certain land situate in Indian River County, Florida, to-wit:

From the Northwest corner of Government Lot 5, Section 6, Township 31 South, Range 39 East, Indian River County, Florida, run Southerly along the West boundary of said Government Lot 5 a distance of 382.06' to the South right-of-way line of Main Street; thence, run North 83 degrees 25' 31" East along said South right-of-way line a distance of 179.00 feet to an iron pipe at the Southeast corner of new U. S. Highway No. 1 and Main Street; thence, South 17 degrees 29' 29" East along said East right-of-way a distance of 203.40'; thence North 76 degrees 24' 31" East a distance of 114.97 feet to the Point of Beginning; thence, South 21 degrees 22' 36" East a distance of 186.51 feet; thence, North 73 degrees 08' 31" East a distance of 127.35 feet to the West right-of-way of old U.S. Highway No.1; thence, North 25 degrees 29' 29" West along the West right-of- way of Old U.S. Highway No. 1 a distance of 181.25 feet to a point; thence, South 76 degrees 24' 31" West a distance of 114.97 feet to the Point of Beginning; Situate in the City of Sebastian, Indian River County, Florida;

ALSO:

All that part lying East of Old U.S. Highway No. 1, also known as Old Dixie Highway, of the following described land:

Beginning at a point on the South side of a 60 foot street 372 feet South, and North 78 3/4 degrees East 128 10/12 feet to the Southeast corner of Government Lot 1; run Southerly on a 30 foot street 254 feet to the Point of Beginning. Thence, run South 14 1/4 degrees, East 298 1/2 feet; run East 450 feet to the West shore of the Indian River; run Northerly along river shore 300 feet, more or less, to a corner of land deeded to Oscar N. Gaffney; thence, South 80 1/4 degrees West 400 feet to the Point of Beginning. Excepting any portion now in use as street or highway, less South 135 feet, all in Section 6, Township 31 South, Range 39 East, Indian River County, City of Sebastian, Florida.

Parcel Identification Number: 31390600000005000010.0

Subject to the following:

1. Taxes subsequent to December 31, 2017; and
2. Covenants, conditions, restrictions, easements, and limitations of record, without thereby reimposing the same, and all applicable zoning ordinances;

And said Grantor, subject to the foregoing, does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the Property in fee simple forever.


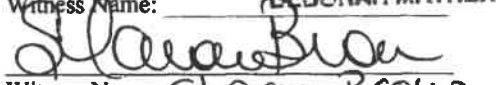
And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2017**.

And Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 2330 19th St., Vero Beach, FL 32960.

And THE GRANTEE IS SPECIFICALLY CONFERRED WITH THE POWER AND AUTHORITY TO PROTECT, CONSERVE, SELL, LEASE, ENCUMBER, OR OTHERWISE TO MANAGE AND DISPOSE OF THE REAL PROPERTY DESCRIBED ABOVE, AND ALL POWERS AND AUTHORITY GRANTED UNDER SECTION 689.073, FLORIDA STATUTES.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal on the dates below written.

Signed, sealed and delivered in our presence:


 Witness Name: DEBORAH MATHER

 Witness Name: Sharon Brown


 Ruth I. Sullivan, Trustee

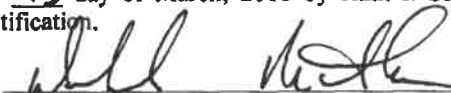
State of Florida
 County of Indian River

The foregoing instrument was acknowledged before me this 13 day of March, 2018 by Ruth I. Sullivan, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



DEBORAH MATHER
 MY COMMISSION # FF 917405
 EXPIRES: October 15, 2019
 Bonded Thru Budget Notary Services


 Notary Public

Printed Name: DEBORAH MATHER

My Commission Expires: _____

After recording return to:
Rebecca F. Emmons, Esq.
Rossway Swan Tierney Barry Lacey & Oliver, P.L.
2101 Indian River Boulevard, Suite 200
Vero Beach, FL 32960
Courthouse Box 87

TRUSTEE'S AFFIDAVIT AND CERTIFICATE OF TRUST
(FLORIDA STATUTES § 736.1017)

BEFORE ME, the undersigned, personally appeared Ruth I. Sullivan, and having been placed under oath, deposes and says:

1. That she is the sole Trustee of the Trust Agreement dated August 27, 1997, and known as the Ruth I. Sullivan Revocable Living Trust Agreement dated August 27, 1997, as amended and restated; (hereinafter referred to as the "Trust"). Affiant has personal knowledge of the matters hereinafter set forth, and her address is 2330 19th St., Vero Beach, FL 32960. The Trustee's Affidavit and Certificate of Trust is given pursuant to Section 736.1017, Florida Statutes.
2. That this Trustee's Affidavit and Certificate of Trust is given in connection with Ruth I. Sullivan Revocable Living Trust Agreement dated August 27, 1997, as amended and restated, transferring the following property to City of Sebastian:

See attached Exhibit A

3. That the Trust is presently in existence, and is revocable in nature. Further, the Trust has not been terminated, canceled, or revoked and is presently in full force and effect.
4. That the Trust Agreement confers upon the Trustee the power to invest in and sell real property. Said powers are exercisable by the Trustee without the direction or consent of any beneficiary. True and correct excerpts of the Trust Agreement conferring said powers upon the Trustee are attached hereto and by reference made a part hereof.
5. The Affiant, as the sole Trustee under the Trust Agreement, has the requisite power and authority to consummate the conveyance of the above property, including the execution of any required documentation associated therewith. Further, the Trust Agreement does not contain any contrary provisions or restrictions which limit said power and authority.
6. That the Trust has not been modified or amended in any manner that would cause the representations contained in this Affidavit to be incorrect.
7. The transaction referred to in Section 2 above is not with any beneficiary of the Trust.

Further Affiants sayeth naught.

Ruth I. Sullivan
Ruth I. Sullivan, individually and as
Trustee of the Ruth I Sullivan Revocable
Living Trust Agreement dated August 27,
1997, as amended and restated

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

Sworn to and subscribed before me this 13 day of March, 2018, by Ruth I. Sullivan, as
Trustee of the Ruth I. Sullivan Revocable Living Trust Agreement dated August 27, 1997,
as amended and restated, who is ☐ personally known to me or who has ☐ produced his
driver's license as identification and who did take an oath.

Deborah Mather
Notary Public
Printed: **DEBORAH MATHER**
Commission No.: _____
My Commission Expires: _____

{SEAL}



DEBORAH MATHER
MY COMMISSION # FF 917405
EXPIRES: October 15, 2019
Bonded Thru Budget Notary Services

After Recording Return To:
Rebecca F. Emmons, Partner
Rossway Swan Tierney Barry, P.L.
2101 Indian River Boulevard, Suite 200
Vero Beach, Florida 32960
(772) 231-4440

CONTINUOUS MARRIAGE AFFIDAVIT

STATE OF FLORIDA)
) ss:
COUNTY OF INDIAN RIVER)

BEFORE ME, a Notary Public of the State of Florida, personally appeared **Ruth I. Sullivan**, a single adult ("Affiant"), who being duly sworn according to law did depose and say:

1. That Affiant and Affiant's now deceased husband, Kenneth J. Sullivan, purchased the below described property on 2 . 13 . 1976 :

See attached exhibit "A"

2. That Kenneth J. Sullivan died on 2 . 20 . 2001.

3. That Affiant and the decedent, Kenneth J. Sullivan, were married on MAY 8 1949 and remained continuously married one to another without interruption until the death of Kenneth J. Sullivan.

4. That the purpose of this Affidavit is to establish the continuous and uninterrupted marriage of Affiant and Kenneth J. Sullivan during the period of their ownership of the above described property.

FURTHER AFFIANT SAYETH NOUGHT.

"AFFIANT"

Ruth I. Sullivan
Ruth I. Sullivan

SWORN TO and subscribed before me by **Ruth I. Sullivan**, a single adult, this 13 day of March, 2018, who is personally known to me or who produced FL DRS VIC. as identification.



DEBORAH MATHER
MY COMMISSION # FF 017406
EXPIRES: October 15, 2019
Bonded Thru Budget Notary Services

Deborah Mather
NOTARY PUBLIC, STATE OF FLORIDA

RELEASE OF DECLARATION OF UNITY OF TITLE

WHEREAS, a Declaration of Unity of Title was provided to the City of Sebastian for the following described property situated in Indian River County located at 1215 Indian River Drive:

Tax Parcel ID No. 31-39-06-00000-0050-00010.0: Commence at NW corner of Gov Lot 5 Sec 6-31-39, run Sly along W boundary 382.06 feet to S R/W line of Main St which has 80 feet R/W, run N 83 deg 25 min 31 sec E along said St line 179 feet to iron pipe at SE corner of new US No. 1 & Main St, along W R/W of new US No. 1 S 17 deg 29 min 29 sec E 203.40 feet to an iron pipe for POB, along said R/W 192.50 feet to iron pipe, run N 73 deg 08 min 31 sec E 254.7 feet to con mon on W R/W of old US No. 1 Hwy, along said R/W line N 25 deg 29 min 29 sec W 181.25 feet to an iron pipe, S 76 deg 24 min 31 sec W 229.95 feet to POB (West side parcel)

AND

Tax Parcel ID No. 31-39-06-00000-0050-00005.0: All E of US Hwy No. 1 of following beginning at a point on S side of a 60 foot St 372 feet S & N 78 3/4 deg E 128 10/12 feet to SE corner of Gov Lot 1, run Sly on 30 foot St 254 feet to POB; run S 14 1/4 deg E 298 1/2 feet; run E 450 feet to W shore of Ind Riv; run Nly along Riv shore 300 feet more or less to a corner of land deeded to Oscar M Gaffney, S 80 1/4 deg W 400 feet to POB, excepting any portion now in use as St or Hwy less S 135 feet. (East side parcel)

WHEREAS, the Declaration of Unity of Title expressly states that it is binding upon the fee simple owner and enforceable by the City of Sebastian, Florida in accordance with its land development regulations, and shall remain valid until such time as it is released in writing by the City of Sebastian, Indian River County, Florida, by recorded documents; and

WHEREAS, the Declaration of Unity of Title has been recorded at O.R. Book 1672, Page 666 of the Official Land Records in and for Indian River County, Florida; and

WHEREAS, the City of Sebastian has determined that it desires to release the fee simple owner from the Declaration of Unity of Title recorded at O.R. Book 1672, Page 666 of the Official Land Records of Indian River County, Florida;

NOW, THEREFORE, be it known that the City of Sebastian, Florida, hereby releases the above-described real property from the Declaration of Unity of Title as hereinabove referenced. The City of Sebastian expressly waives all rights of enforcement of the above-referenced Declaration of Unity of Title and hereby releases any interests that the City of Sebastian may have obtained through said Declaration of Unity of Title.

CITY OF SEBASTIAN, FLORIDA

City of Sebastian

print owners name for recording purposes

By: 

Paul E. Carlisle, City Manager

3120180054011

RECORDED IN THE PUBLIC RECORDS OF
JEFFREY R SMITH, CLERK OF COURT
INDIAN RIVER COUNTY FL

BK: 3145 PG: 1471 Page 1 of 2 8/31/2018 3:56 PM

ATTEST:

Jeanette Williams

Jeanette Williams, MMC
City Clerk

(Seal)



**STATE OF FLORIDA
COUNTY OF INDIAN RIVER**

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in Indian River County, Florida, to take acknowledgments, personally appeared Paul E. Carlisle and Jeanette Williams, known to me to be the City Manager and City Clerk respectively, and neither of them took an oath.

WITNESS my hand and seal in Indian River County, Florida, the 30th day of August, 2018.

Catherine E. Testa

NOTARY PUBLIC,
STATE OF FLORIDA AT LARGE

My Commission Expires: February 16, 2021



DECLARATION OF UNITY OF TITLE

CITY OF SEBASTIAN

WHEREAS, the undersigned is the fee simple owner (s) of the following described property situate in Indian River County, Florida;

Tax Parcel ID No. 31-39-06-00011-0010-00001.0: Carroll Roberts Subdivision No 1, PBS 4-64 Block 1 less Hwy R/W as in D BK 1 – 13, PP 57 & Block 2 (700 Main Street)

And;

Tax Parcel ID No. 31-39-06-00000-0050-00005.0: All E of US Hwy No. 1 of following beginning at a point on S side of a 60 foot St 372 feet S & N 78 3/4 deg E 128 10/12 feet to SE corner of Gov Lot 1, run Sly on 30 foot St 254 feet to POB; run S 14 1/4 deg E 298 1/2 feet; run E 450 feet to W shore of Ind Riv; run Nly along Riv shore 300 feet more or less to a corner of land deeded to Oscar M Gaffney, S 80 1/4 deg W 400 feet to POB, excepting any portion now in use as St or Hwy less S 135 feet. (East side parcel of 1215 Indian River Drive)


WHEREAS, the undersigned has made application for issuance of a development order affecting the above described parcels, and

WHEREAS, the parcels meet the requirements for issuance of such development order only if the parcels are held as a single parcel of land,

NOW, THEREFORE, the undersigned, in consideration of the issuance of said development order by the City of Sebastian, Indian River County, Florida, covenants that the above-described parcels of land will be held in common ownership as a single parcel of land and will not be subdivided. Any conveyance, encumbrance, or lease of less than all of the above-described parcels (but not including a conveyance of an undivided interest, remainder interest, life estate, or estate for years in the entire parcels or the grant of a public-utility or drainage easement over a portion of the parcel) without the recorded written consent of the City of Sebastian shall be a violation of this covenant and may result in the property being in violation of the ordinances of the City of Sebastian, and such violation shall not be allowed to continue pursuant to Article VIII of the Land Development Code. This restrictive covenant shall run with the land and shall be binding on the undersigned's successors in title.

Witness the hand and seal of the undersigned, this 30th day of August, 2018.

Signed in our presence:


Signature of Witness
Printed Name: Jeanette Williams


Signature of Applicant
Printed Name: Paul E. Carlisle


Signature of Witness
Printed Name: Terri M. Bosworth

Title: City Manager

3120180054004
RECORDED IN THE PUBLIC RECORDS OF
JEFFREY R SMITH, CLERK OF COURT
INDIAN RIVER COUNTY FL
BK: 3145 PG: 1437 Page 1 of 2 8/31/2018 3:50 PM

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

The forgoing instrument was acknowledged before me this 20th day of August, 2018, by Paul E Carlisle, who is personally known to me or produced _____ (identification).

Catherine E. Testa
NOTARY PUBLIC
My commission number: GG 073881
My commission expires: February 16, 2021



JOINDER BY MORTGAGEE

The undersigned, as the owner and holder of a mortgage on one or more of the above described parcels, hereby joins in this declaration for the purposes expressed therein.

Signed in our presence:

Mortgagee

By: _____
Signature
Printed Name: _____

Signature of Witness
Printed Name: _____

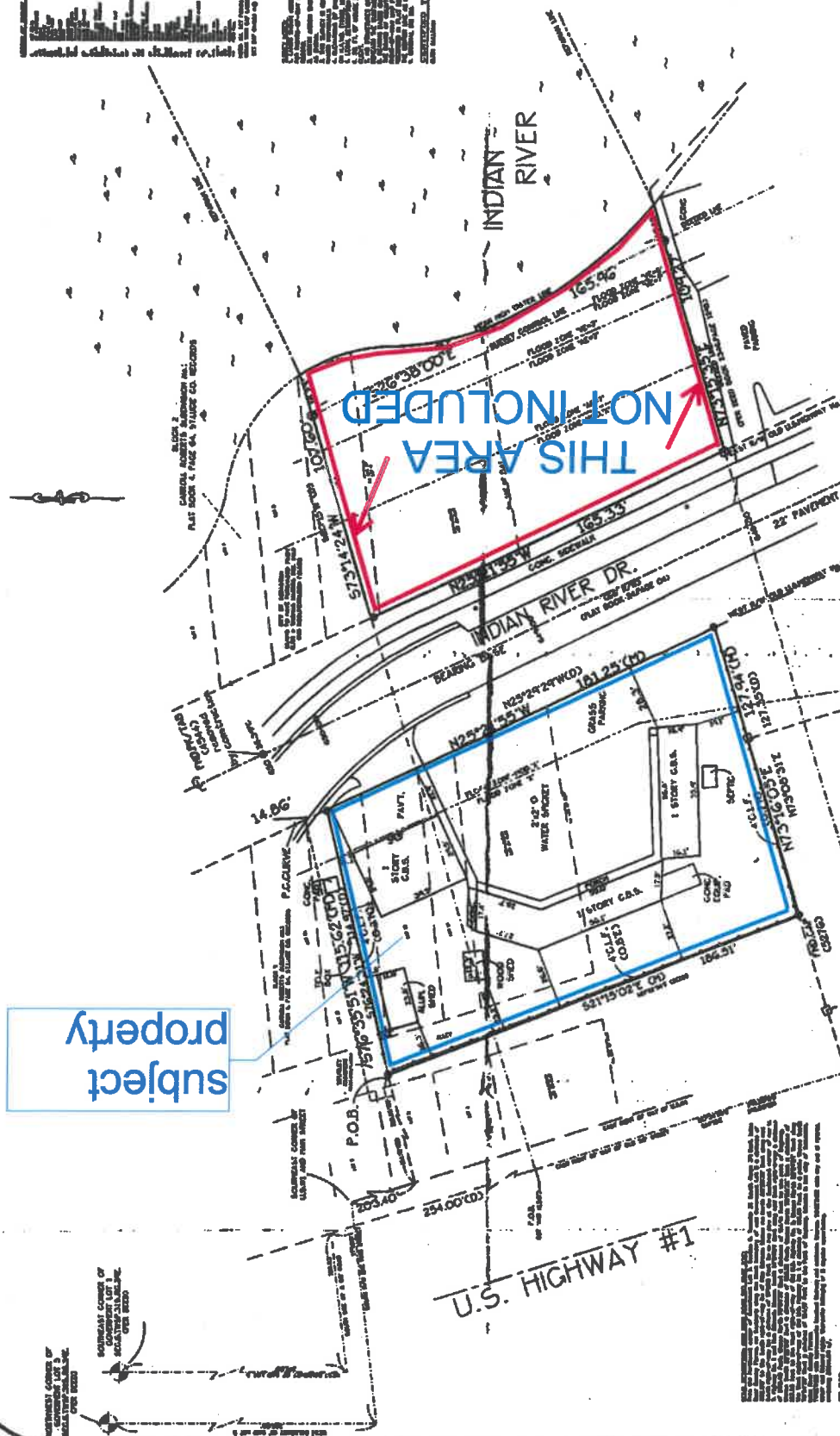
Signature of Witness
Printed Name: _____

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

The forgoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, as _____ (title) for _____ (corporation) who is personally known to me or produced _____ (identification).

NOTARY PUBLIC
My commission number: _____
My commission expires: _____

[illegible]

WAYTHURST LAND SURVEYING INC.
CENTRAL OF AMERICA RD. #100
CORPUS CHRISTI, TEXAS 78401
446 9TH ST. S.W. Unit-7
VERO BEACH, FL 33409
PHONE: (772) 569-6600
FAX: (772) 770-3846
baywaste@live.com



THIS MARKET MAY AND BEGET ON COTTON. THERE OF
 NOT WOULD THROUGH THE BURNING, AND ORIGINAL MARKS
 SEAL OF A PLUMBER LOCKED SQUATON AND HAPPEL.

WILLIAM L. BURNETT
 FURNACE, SQUATON, & HAPPEL

2 Feb 77
 1967

