

WARRANTY DEED

RAMCO FORM 4

This Indenture, Made this 14th day of August

Between Florence Brehm and Lillian Plass, spinsters,

of the County of Cook and State of Illinois parties of the first part, and Tropical Bay Property Owners Association whose mailing address is P. O. Box 522, Big Pine Key, Florida 33043

of the County of Monroe and State of Florida

Witnesseth, that the said parties of the first part, for and in consideration of the sum of Ten and no/100..... Dollars, and other good and valuable considerations to them in hand paid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do their grant, bargain, sell, convey and confirm unto the said parties of the second part and their heirs and assigns forever, all that certain parcel of land lying and being in the County of Monroe and State of Florida, more particularly described as follows:

A tract of land in a part of Government Lot 6, Section 14, T.668., R. 29E., on Big Pine Key, Monroe County, Florida and being more particularly described by metes and bounds as follows:

Commencing at the intersection of the North right-of-way line of Frigate Lane and the West right-of-way line of Sunset Road of "TROPICAL BAY", Third Addition, as recorded in Plat Book 5, Page 81 of the Public Records of Monroe County, Florida, said intersection being on the West Line of Government Lot 6 and said intersection being known as the POINT OF BEGINNING of the tract of land hereinafter described, bear North, along the West Line of Government 6, 620 feet, more or less, to the shoreline; thence meander the shoreline in an easterly, southeasterly and southerly direction 1400 feet, more or less, to a point which is bearing South 89 degrees, 23 minutes and 59 seconds East from the POINT OF BEGINNING; thence bear North 89 degrees, 23 minutes and 59 seconds West, 230 feet, more or less, back to the POINT OF BEGINNING, containing 3.7 acres, more or less.

Subject to: Taxes for the year 1971 and subsequent years, building and zoning ordinances and lines, easements, limitations, conditions, covenants, and restrictions of record

Stamp area containing: MONROE COUNTY, FLORIDA, DOCUMENTARY SUR TAX 00.55, STATE OF FLORIDA DOCUMENTARY STAMP TAX 00.30, DEPT. OF REVENUE, SEP 18 '72, PB. 11046, PB. 089

Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining: To Have and to Hold the same in fee simple forever.

And the said parties of the first part do covenant with the said party of the second part that they are lawfully seized of the said premises, that they are free from all encumbrances and that they have good right and lawful authority to sell the same; and the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said parties of the first part have hereunto set their hand and seals the day and year above written.

Signed, sealed and delivered in our presence: [Handwritten signatures]

[Handwritten signatures of Florence Brehm and Lillian Plass] with circular 'L-S' notary seals.

C. G. BAILEY & ASSOCIATES

LAND SURVEYORS

Post Office Box 728, Marathon, Florida 33050
 Telephones 743-5583 — 743-5025

COMP. BY *CGB*

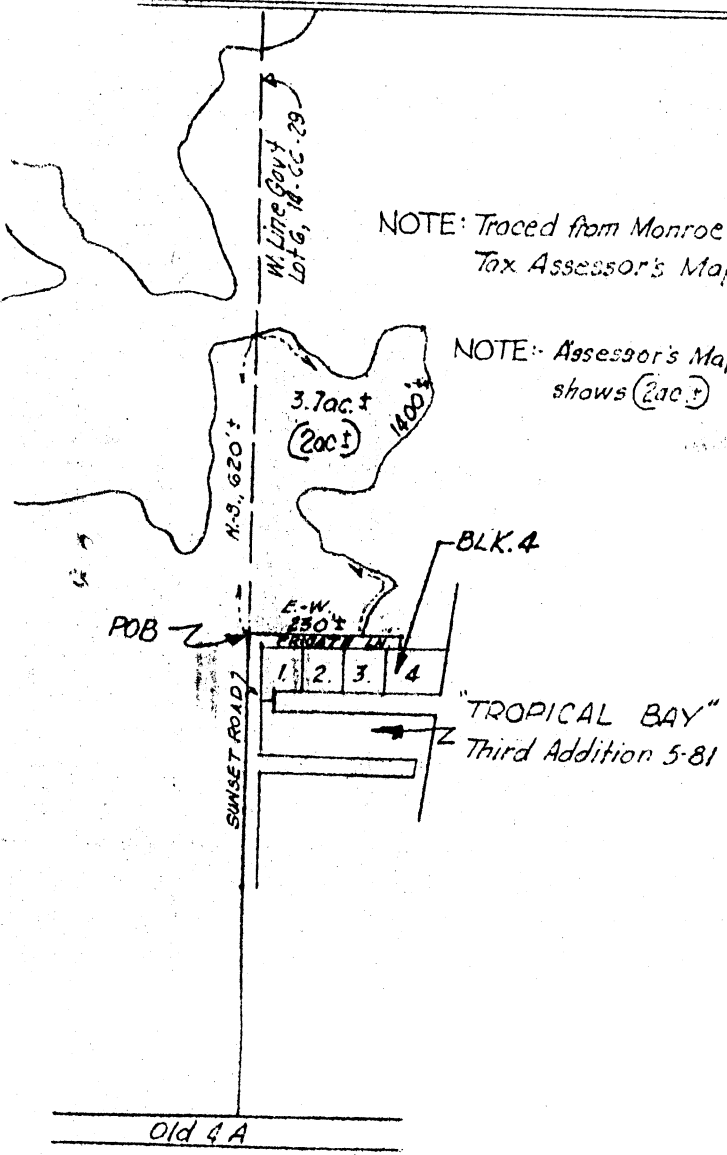
CHK. BY

DATE *7/30/72*

SHEET No. *1*

JOB No. *IANSON, R.L.*

SUBJECT



NOTE: Traced from Monroe County Tax Assessor's Map.

NOTE: Assessor's Map shows (2 ac. ±)

Scale: 1"=400'

DESCRIPTION:-

A tract of land in a part of Government Lot 6, Section 14, T. 66S., R. 29E., on Big Pine Key, Monroe County, Florida and being more particularly described by metes and bounds as follows:

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I HEREBY CERTIFY: That the attached sketch and description is true and correct to the best of my knowledge and belief as platted and prepared by me.

C.G. Bailey

C.G. Bailey, Reg. Fla.
 Land Surveyor No. 620