

STATE OF FLORIDA

DEED 1138 REG 478

COUNTY OF PALM BEACH

On this day personally appeared before me, ROBERT L. BELL, President of BELL & LUDEMAN CONSTRUCTION COMPANY, INC., and FLORENCE LUDEMAN, Secretary of BELL LUDEMAN CONSTRUCTION COMPANY, INC., who, after being duly sworn, under oath, deposes and says as follow .

That he is President of BELL & LUDEMAN CONSTRUCTION COMPANY, INC., and that said corporation is the owner in fee-simple to the following described property:

That certain parcel, piece or tract of land situate, lying and being in the County of Palm Beach and State of Florida, known and described as:

The North 35 acres of that part of the Northeast Quarter, of Section 32, Township 41 South, Range 43 East, lying West of the West right of way, line of the Florida Inland Navigation District Canal right of way, less the South 190 feet of said North 35 ac. s; said North 35 acres, less the South 190 feet thereof.

That said BELL & LUDEMAN CONSTRUCTION COMPANY, INC., a Florida corporation, as owner of the tract of land above described and shown upon the attached exhibit, has caused the same to be surveyed and subdivided into parcels as shown on the exhibit attached hereto, and said corporation does hereby dedicate to the perpetual use of the public, the roads, drives and streets as shown thereon, as public highways.

And said BELL & LUDEMAN CONSTRUCTION COMPANY, INC., does further grant to all present and future owners of the parcels shown on the attached exhibit, an easement for the perpetual use of the canals as waterways, for the purpose of ingress and egress to the parcels of land as shown on the attached exhibit.

And the purpose of BELL & LUDEMAN COMPANY, INC., in preparing this instrument, is to clearly define the road easement and waterways as shown on the attached exhibit.

IN WITNESS WHEREOF, the said BELL & LUDEMAN CONSTRUCTION COMPANY, INC., has caused these presents to be executed in its name by its President, attested by its Secretary and its corporate seal be hereunto affixed, at West Palm Beach, County of Palm Beach, State of Florida, this 17 day of May, 1956.

Law Office  
OF  
WILLIAM J. BROSS  
2519. Broadway  
West Palm Beach, Florida

Signed, sealed and delivered in the presence of:

*William J. Bross*

*James E. Harvey*

BELL & LUDEMAN CONSTRUCTION COMPANY, INC.

BY: *Robert L. Bell*  
PRESIDENT

ATTESTED: *Florence Ludeman*  
SECRETARY

(Corporation Seal)

SWORN TO AND SUBSCRIBED before me, this 17 day of May, A. D., 1956, in Palm Beach County, Florida.

(Notary Seal)

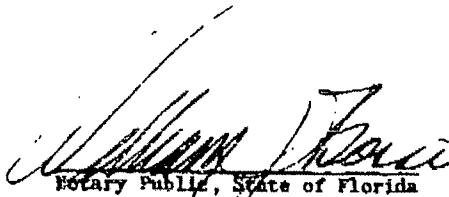
Notary Public, State of Florida  
My Commission expires July 21, 1956.  
Bonded by American Surety Co. of N. Y.

STATE OF FLORIDA

COUNTY OF PALM BEACH

I, an officer authorized to take acknowledgments of deeds according to the laws of the State of Florida, duly qualified and acting, hereby certify that ROBERT L. BELL and FLORENCE LINDMAN, respectively as President and Secretary of BELL & LINDMAN CONSTRUCTION CO. INC., to me personally known this day acknowledged before me that they executed the foregoing instrument as such officers of said corporation, and that they affixed thereto the official seal of said corporation; and I further certify that I know the said persons making said acknowledgments to be the individuals described in and who executed the said instrument.

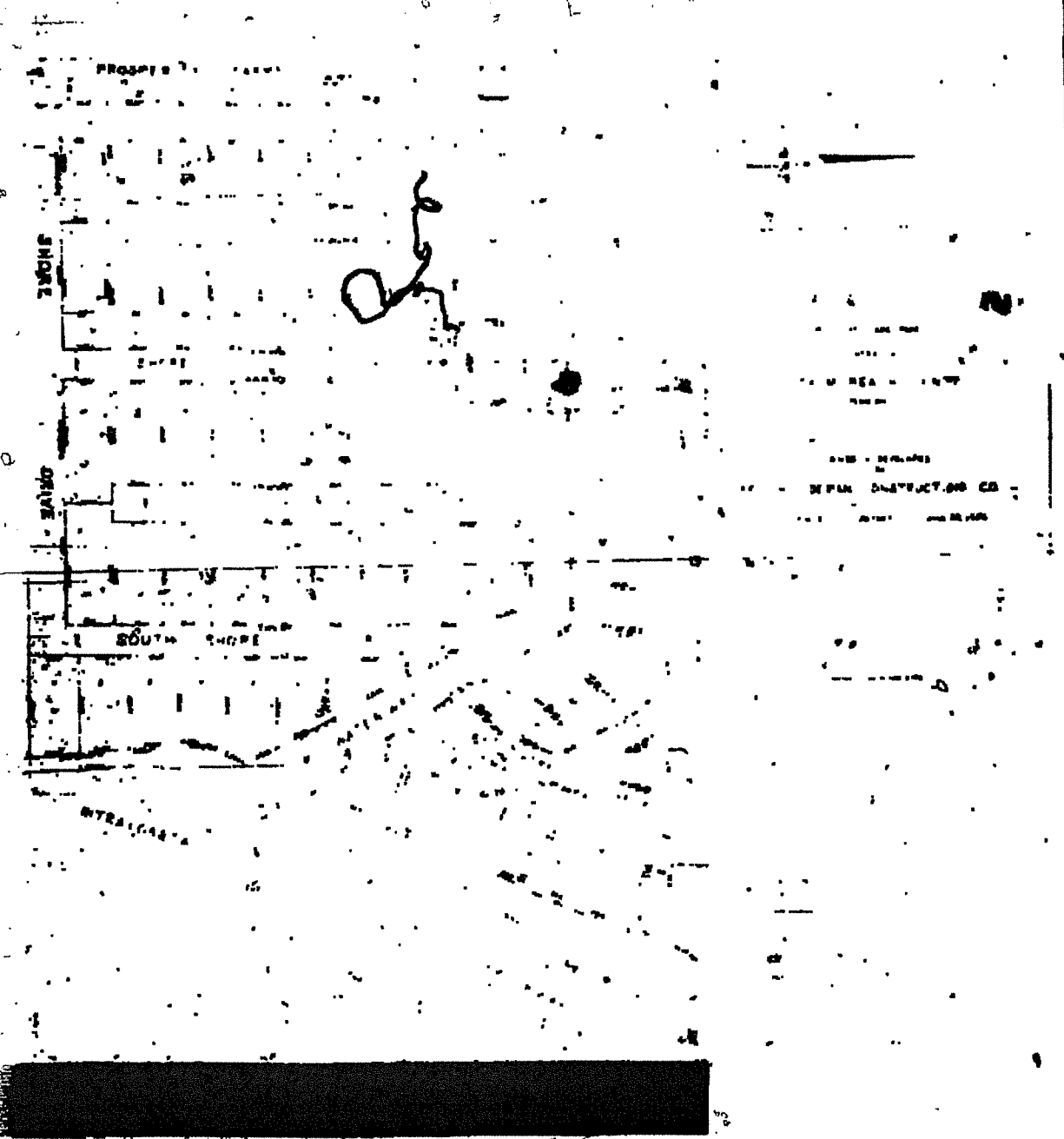
IN WITNESS WHEREOF, I hereunto set my hand and official seal at Riviera Beach, said County and State, this 14th day of May, A. D., 1956.

  
Notary Public, State of Florida

My commission expires:

Notary Public, State of Florida at large  
My commission expires July 23, 1956  
Bonded by American Surety Co. of N. Y.

1138 up 451



1100 01

WARRANTY DEED

Made this 1st day of August, A. D., 1956.

~~KNOW ALL~~ BUYER: WILL S. LINDEN CONSTRUCTION COMPANY, INC., a corporation existing under the laws of the State of Florida, having its principal place of business in the County of Palm Beach, and State of Florida, party of the first part; and

PALE PROPERTIES, INC., a Corporation existing under the laws of the State of Florida, having its principal place of business in the County of Palm Beach and State of Florida, party of the second part, whose address is: 2509 Broadway, Riviera Beach, Florida,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of TEN and no/100\*\*\*\* DOLLARS, to it in hand paid, the receipt of which is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the said party of the second part, and its heirs and assigns forever, all that certain parcel of land, lying and being in the County of Palm Beach and State of Florida, more particularly described as follows:

LOT 11: INTRACOASTAL PARK

The East 227.5 feet of the West 918.0 feet of the South 80.0 feet of the North 616.34 feet of that part of the North 35 acres of the Northeast quarter of Section 32, Township 41 South, Range 43 East, Palm Beach County, Florida, lying West of the West right of way line of the Florida Inland Navigation District Canal right of way, less the South 190.0 feet of the North 35 acres; Subject to an easement for road purposes and public utilities over the East 25.0 feet, and subject to an easement for canal purposes over the West 30.0 feet of the above described property.

Lot 13: INTRACOASTAL PARK

The East 227.5 feet of the West 918.0 feet of the South 80.0 feet of the North 776.34 feet of that part of the North 35 acres of the Northeast quarter of Section 32, Township 41 South, Range 43 East, Palm Beach County, Florida, lying West of the West right of way line of the Florida Inland Navigation District Canal right of way, less the South 190.0 feet of the North 35 acres; Subject to an easement for road purposes and public utilities over the East 25.0 feet, and subject to an easement for canal purposes over the West 30.0 feet of the above described property.

Lot 15: INTRACOASTAL PARK

The East 227.5 feet of the West 918.0 feet of the South 80.0 feet of the North 936.34 feet of that part of the North 35 acres of the Northeast quarter of Section 32, Township 41 South, Range 43 East, Palm Beach County, Florida, lying West of the West right of way line of the Florida Inland Navigation District Canal right of way, less the South 190.0 feet of the North 35 acres; Subject to an easement for road purposes and public utilities over the East 25.0 feet, and subject to an easement for canal purposes over the West 30.0 feet of the above described property.

Lot 16: INTRACOASTAL PARK

The East 227.5 feet of the West 918 feet of that part of the North 35 acres of the Northeast quarter of Section 32, Township 41 South,

WILLIAM A. BROWN  
NOTARY PUBLIC  
Palm Beach, Florida

Range 43 East, Palm Beach County, Florida, lying West of the West right of way line of the Florida Inland Navigation District Canal right of way, less the South 190.0 feet of the North 35 acres, excepting therefrom the North 635.34 feet thereof; Subject to an easement for road purposes and public utilities over the South 50.0 feet and the East 25.0 feet of the above described property.

Lot 17: INTRACOASTAL PARK

The East 237.5 feet of the West 690.50 feet of that part of the North 35 acres of the Northeast quarter of Section 32, Township 41, South, Range 43 East, Palm Beach County, Florida, lying West of the West right of way line of the Florida Inland Navigation District Canal right of way, less the South 190.0 feet of the North 35 acres, excepting therefrom the North 635.34 feet thereof; Subject to an easement for road purposes and public utilities over the South 50.0 feet and the West 25.0 feet of the above described property.

Lot 18: INTRACOASTAL PARK

The South 50.0 feet of the North 635.34 feet of the East 237.50 feet of the West 690.50 feet of that part of the North 35 acres of the Northeast quarter of Section 32, Township 41 South, Range 43 East, Palm Beach County, Florida, lying West of the West Right of Way line of the Florida Inland Navigation District Canal Right of Way, less the South 190.0 feet of the North 35 acres; Subject to an easement for road purposes and public utilities over the West 25.0 feet and subject to an easement for canal purposes over the East 30.0 feet of the above described property.

Lot 19: INTRACOASTAL PARK

The South 50.0 feet of the North 635.34 feet of the East 237.50 feet of the West 690.50 feet of that part of the North 35 acres of the Northeast quarter of Section 32, Township 41 South, Range 43 East, Palm Beach County, Florida, lying West of the West Right of Way line of the Florida Inland Navigation District Canal Right of Way, less the South 190.0 feet of the North 35 acres; Subject to an easement for road purposes and public utilities over the West 25.0 feet and subject to an easement for canal purposes over the East 30.0 feet of the above described property.

Lot 21: INTRACOASTAL PARK

The South 50.0 feet of the North 635.34 feet of the East 237.50 feet of the West 690.50 feet of that part of the North 35 acres of the Northeast quarter of Section 32, Township 41 South, Range 43 East, Palm Beach County, Florida, lying West of the West Right of Way line of the Florida Inland Navigation District Canal Right of Way, less the South 190.0 feet of the North 35 acres; Subject to an easement for road purposes and public utilities over the West 25.0 feet and subject to an easement for canal purposes over the East 30.0 feet of the above described property.

Lot 22: INTRACOASTAL PARK

The South 50.0 feet of the North 635.34 feet of the East 237.50 feet of the West 690.50 feet of that part of the North 35 acres of the Northeast quarter of Section 32, Township 41 South, Range 43 East, Palm Beach County, Florida, lying West of the West Right of Way line of the Florida Inland Navigation District Canal Right of Way, less the South 190.0 feet of the North 35 acres; Subject to an easement for road purposes and public utilities over the West 25.0 feet and subject to an easement for canal purposes over the East 30.0 feet of the above described property.

THE OFFICE  
OF THE  
COUNTY CLERK  
PALM BEACH COUNTY  
FLORIDA

Lot 24: INTRACOASTAL PARK

The South 80.0 feet of the North 456.34 feet of the East 237.50 feet of the West 690.50 feet of that part of the North 35 acres of the Northeast quarter of Section 32, Township 41 South, Range 43 East, Palm Beach County, Florida, lying West of the West Right of Way line of the Florida Inland Navigation District Canal Right of Way, less the South 190.0 feet of the North 35 acres; Subject to an easement for road purposes and public utilities over the West 25.0 feet and subject to an easement for canal purposes over the East 30.0 feet of the above described property.

Lot 25: INTERCOASTAL PARK

The East 133.34 feet of the West 527.17 feet of the South 126.34 feet of the North 351.34 feet of that part of the North 35 acres of the Northeast quarter of Section 32, Township 41 South, Range 43 East, Palm Beach County, Florida, lying West of the West right of way line of the Florida Inland Navigation District Canal right of way, less the South 190.0 feet of the North 35 acres. Subject to an easement for canal purposes over the North 32.5 feet thereof. Also the East 50.0 feet of the West 488.0 feet of the South 25.0 feet of the North 376.34 feet of that part of the North 35 acres of the Northeast quarter of Section 32, Township 41 South, Range 43 East, Palm Beach County, Florida lying West of the West right of way line of the Florida Inland Navigation District Canal right of way, less the South 190.0 feet of the North 35 acres. The parcel last described (i.e. from the word "Also") being subject, in its entirety, for use as an easement for road purposes and public utilities.

Lot 27: INTRACOASTAL PARK

The East 163.33 feet of the West 393.83 feet of the South 111.34 feet of the North 376.34 feet of that part of the North 35 acres of the Northeast quarter of Section 32, Township 41 South, Range 43 East, Palm Beach County, Florida, lying West of the West right of way line of the Florida Inland Navigation District Canal right of way, less the South 190.0 feet of the North 35 acres. Subject to an easement for canal purposes over the West 30.0 feet and the North 32.5 feet thereof. Also the East 44.17 feet of the West 438.0 feet of the South 25.0 feet of the North 376.34 feet of that part of the North 35 acres of the Northeast quarter of Section 32, Township 41 South, Range 43 East, Palm Beach County, Florida, lying West of the West right of way line of the Florida Inland Navigation District Canal right of way, less the South 190.0 feet of the North 35 acres. The parcel last described (i.e. from the word "Also") being subject, in its entirety, for use as an easement for road purposes and public utilities.

Lot 28: INTRACOASTAL PARK

The South 80.0 feet of the North 456.34 feet of the East 232.5 feet of the West 463.0 feet of that part of the North 35 acres of the Northeast quarter of Section 32, Township 41 South, Range 43 East, Palm Beach County, Florida, lying West of the West Right of Way line of the Florida Inland Navigation District Canal Right of Way, less the South 190.0 feet of the North 35 acres; Subject to an easement for road purposes and public utilities over the East 25.0 feet and subject to an easement for canal purposes over the West 30.0 feet of the above described property.

Lot 29: INTRACOASTAL PARK

The South 60.0 feet of the North 596.34 feet of the East 232.5 feet of the West 463.0 feet of that part of the North 35 acres of the Northeast quarter of Section 32, Township 41 South, Range 43 East, Palm Beach County, Florida, lying West of the West Right of Way line of the Florida Inland Navigation District Canal Right of Way, less the South 190.0 feet of the North 35 acres; Subject to an easement for road purposes and public utilities over the East 25.0 feet and subject to an easement for canal purposes over the West 30.0 feet of the above described property.

Lot 30: INTRACOASTAL PARK

The South 60.0 feet of the North 616.34 feet to the East 232.5 feet of the West 463.0 feet of that part of the North 35 acres of the Northeast quarter of Section 32, Township 41 South, Range 43 East, Palm Beach County, Florida, lying West of the West Right of Way line of the Florida Inland Navigation District Canal right of way, less the South 190.0 feet of the North 35 acres; Subject to an easement for road purposes and public utilities over the East 25.0 feet and subject to an easement for canal purposes over the West 30.0 feet of the above described property.

Lot 31: INTRACOASTAL PARK

The South 60.0 feet of the North 636.34 feet of the East 232.5 feet of the West 463.0 feet of that part of the North 35 acres of the Northeast quarter of Section 32, Township 41 South, Range 43 East, Palm Beach County, Florida, lying West of the West Right of Way line of the Florida Inland Navigation District Canal right of way, less the South 190.0 feet of the North 35 acres; Subject to an easement for road purposes and public utilities over the East 25.0 feet and subject to an easement for canal purposes over the West 30.0 feet of the above described property.

Lot 32: INTRACOASTAL PARK

The South 60.0 feet of the North 776.34 feet of the East 232.5 feet of the West 463.0 feet of that part of the North 35 acres of the Northeast quarter of Section 32, Township 41 South, Range 43 East, Palm Beach County, Florida, lying West of the West Right of Way line of the Florida Inland Navigation District Canal Right of Way, less the South 190.0 feet of the North 35 acres; Subject to an easement for road purposes and public utilities over the East 25.0 feet and subject to an easement for canal purposes over the West 30.0 feet of the above described property.

Lot 33: INTRACOASTAL PARK

The South 60.0 feet of the North 836.34 feet of the East 232.5 feet of the West 463.0 feet of that part of the North 35 acres of the Northeast quarter of Section 32, Township 41 South, Range 43 East, Palm Beach County, Florida, lying West of the West Right of Way line of the Florida Inland Navigation District Canal Right of Way, less the South 190.0 feet of the North 35 acres; Subject to an easement for road purposes and public utilities over the East 25.0 feet and subject to an easement for canal purposes over the West 30.0 feet of the above described property.

Lot 34: INTRACOASTAL PARK

The South 60.0 feet of the North 936.34 feet of the East 232.5 feet of the West 463.0 feet of that part of the North 35 acres of the Northeast quarter of Section 32, Township 41 South, Range 43 East, Palm Beach County, Florida lying West of the West Right of Way line of the Florida Inland

Navigation District Canal Right of Way, less the South 190.0 feet of the North 35 acres; Subject to an easement for road purposes and public utilities over the East 30.0 feet and subject to an easement for canal purposes over the West 30.0 feet of the above described property.

Lot 35: INTRACOASTAL PARK

The East 232.50 feet of the West 463.0 feet of that part of the North 35 acres of the Northeast quarter of Section 32, Township 41 South, Range 43 East, Palm Beach County, Florida, lying West of the West Right of Way line of the Florida Inland Navigation District Canal right of way, less the South 190.0 feet of the North 35 acres, excepting therefrom the North 936.34 feet thereof; Subject to an easement for road purposes and public utilities over the South 60.0 feet and the East 30.0 feet of the above described property and subject to an easement for canal purposes over the West 30.0 feet of the above described property.

Lot 36: INTRACOASTAL PARK

The West 230.50 feet of that part of the North 35 acres of the Northeast quarter of Section 32, Township 41 South, Range 43 East, Palm Beach County, Florida, lying West of the West Right of Way line of the Florida Inland Navigation District Canal Right of Way, less the South 190.0 feet of the North 35 acres, excepting therefrom the North 936.34 feet thereof; Subject to the right of way for Prosperity Farms Road, as laid out and in use, and subject to an easement for road purposes and public utilities over the South 60.0 feet of the above described property.

Lot 37: INTRACOASTAL PARK

The South 80.0 feet of the North 936.34 feet of the West 230.50 feet of that part of the North 35 acres of the Northeast quarter of Section 32, Township 41 South, Range 43 East, Palm Beach County, Florida, lying West of the West right of way line of the Florida Inland Navigation District Canal right of way, less the South 190.0 feet of the North 35 acres; Subject to the right of way for Prosperity Farms Road as laid out and in use, and subject to an easement for canal purposes over the East 30.0 feet of the above described property.

Lot 38: INTRACOASTAL PARK

The South 80.0 feet of the North 856.34 feet of the West 230.50 feet of that part of the North 35 acres of the Northeast quarter of Section 32, Township 41 South, Range 43 East, Palm Beach County, Florida, lying West of the West right of way line of the Florida Inland Navigation District Canal right of way, less the South 190.0 feet of the North 35 acres; Subject to the Right of Way for Prosperity Farms Road, as laid out and in use, and subject to an easement for canal purposes over the East 30.0 feet of the above described property.

Lot 39: INTRACOASTAL PARK

The South 80.0 feet of the North 776.34 feet of the West 230.50 feet of that part of the North 35 acres of the Northeast quarter of Section 32, Township 41 South, Range 43 East, Palm Beach County, Florida, lying West of the West right of way line of the Florida Inland Navigation District Canal right of way, less the South 190.0 feet of the North 35 acres; Subject to the Right of Way for Prosperity Farms Road, as laid out and in use, and subject to an easement for canal purposes over the East 30.0 feet of the above described property.



**Lot 40: INTERCOASTAL PARK**

The South 80.0 feet of the North 596.34 feet of the West 230.50 feet of that part of the North 35 acres of the Northeast quarter of Section 32, Township 41, South, Range 43, East, Palm Beach County, Florida, lying West of the West Right of Way line of the Florida Inland Navigation District Canal Right of Way, less the South 190.0 feet of the North 35 acres Subject to the Right of Way for Prosperity Farms Road, as laid out and in use, and subject to an easement for canal purposes over the East 30.0 feet of the above described property.

**Lot 41: INTERCOASTAL PARK**

The South 80.0 feet of the North 616.34 feet of the West 230.50 feet of that part of the North 35 acres of the Northeast quarter of Section 32, Township 42 South, Range 43 East, Palm Beach County, Florida, lying West of the West Right of Way line of the Florida Inland Navigation District Canal Right of Way, less the South 190.0 feet of the North 35 acres; Subject to the Right of Way for Prosperity Farms Road, as laid out and in use, and subject to an easement for canal purposes over the East 30.0 feet of the above described property.

**Lot 42: INTERCOASTAL PARK**

The South 80.0 feet of the North 536.34 feet of the West 230.50 feet of that part of the North 35 acres of the Northeast quarter of Section 32, Township 41, South, Range 43 East, Palm Beach County, Florida, lying West of the West Right of Way line of the Florida Inland Navigation District Canal Right of Way, less the South 190.0 feet of the North 35 acres; Subject to the Right of Way for Prosperity Farms Road, as laid out and in use, and subject to an easement for canal purposes over the East 30.0 feet of the above described property.

**Lot 43: INTERCOASTAL PARK**

The South 80.0 feet of the North 456.34 feet of the West 230.50 feet of that part of the North 35 acres of the Northeast quarter of Section 32, Township 41 South, Range 43 East, Palm Beach County, Florida, lying West of the West Right of Way line of the Florida Inland Navigation District Canal Right of Way, less the South 190.0 feet of the North 35 acres; Subject to the Right of Way for Prosperity Farms Road as laid out and in use, and subject to an easement for canal purposes over the East 30.0 feet of the above described property.

**Lot 44: INTERCOASTAL PARK**

The South 80.0 feet of the North 376.34 feet of the West 230.50 feet of that part of the North 35 acres of the Northeast quarter of Section 32, Township 41 South, Range 43 East, Palm Beach County, Florida, lying West of the West Right of Way line of the Florida Inland Navigation District Canal Right of Way, less the South 190.0 feet of the North 35 acres, Subject to the Right of Way for Prosperity Farms Road, as laid out and in use, and subject to an easement for canal purposes over the East 30.0 feet of the above described property.

SEE OFFICE  
RECORDS  
FOR  
DETAILED RECORDS

Lot 45: INTRACOASTAL PARK

The West 230.5 feet of the North 296.34 feet of that part of the North 35 acres of the Northeast quarter of Section 32, Township 41 South, Range 43 East, Palm Beach County, Florida, lying West of the West Right of Way line of the Florida Inland Navigation District Canal Right of Way, less the South 190.0 feet of the North 35 acres, excepting therefrom the Right of Way for Prosperity Farm Road, as laid out and in use, and excepting therefrom the Right of Way for Flamingo Road, as laid out and in use, and subject to an easement for canal purposes over the East 30.0 feet of the South 103.84 feet thereof. Also the East 32.5 feet of the West 263.0 feet of the North 230.0 feet of that part of the North 35 acres of the Northeast quarter of Section 32, Township 41 South, Range 43 East, Palm Beach County, Florida, lying West of the West Right of Way line of the Florida Inland Navigation District Canal Right of Way, less the South 190.0 feet of the North 35 acres, excepting therefrom the Right of Way for Flamingo Road, as laid out and in use, and subject to an easement for canal purposes over the South 37.5 feet thereof.

Lot 46: INTRACOASTAL PARK

The East 20.0 feet of the West 343.0 feet of the North 230.0 feet of that part of the North 35 acres of the Northeast quarter of Section 32, Township 41 South, Range 43 East, Palm Beach County, Florida, lying West of the West right of way line of the Florida Inland Navigation District Canal right of way, less the South 190.0 feet of the North 35 acres. Subject to the Right of way of Flamingo Road, as laid out and in use, and subject to an easement for canal purposes over the South 37.5 feet thereof.

Lot 55: INTRACOASTAL PARK

Commencing at a point in the North line of that part of the North 35 acres of the northeast quarter of Section 32, Township 41 South, Range 43 East, Palm Beach County, Florida, lying West of the West right of way line of the Florida Inland Navigation District Canal right of way; less the South 190.0 feet of the North 35 acres; said point being 1005.05 feet East of the northwest corner of the above described tract measured along the said North line; thence southeasterly making an angle with the preceding course of  $130^{\circ}-18'-13''$  measured from West through South, a distance of 99.40 feet to the point of beginning; thence continue southeasterly along said line a distance of 85.00 feet; thence southwesterly making an angle with the preceding course of  $102^{\circ}-56'-25''$  measured from northwest through West, a distance of 237.86 feet; thence northwesterly making an angle with the preceding course of  $77^{\circ}-48'-35''$  measured from northeast through North, a distance of 84.75 feet; thence northeasterly making an angle of  $102^{\circ}-11'-24''$  measured from southeast through East, a distance of 239.01 feet to the point of beginning.

Subject to an easement for road purposes and public utilities over the following described portion of the above described parcel: Commencing at a point in the North line of that part of the North 35 acres of the northeast quarter of Section 32, Township 41 South, Range 43 East, Palm Beach County, Florida, lying West of the West Right of Way line of the Florida Inland Navigation District Canal right of way, less the South 190.0 feet of the North 35 acres; said point being 1005.05 feet East of the northwest corner thereof measured along the North line; thence southeasterly making an angle with the preceding course of  $130^{\circ}-18'-13''$  measured from West through South, a distance of 99.40 feet to the point of beginning; from said point of beginning thence continue southeasterly along the extension of the preceding course a distance of 85.00 feet; thence southwesterly making an angle with the preceding course of  $102^{\circ}-56'-24''$  measured from northwest through West, a distance of 23.65 feet; thence northwesterly, parallel with the southeasterly course aforesaid a distance of 83.00 feet; thence northeasterly, parallel with the southwesterly course aforesaid a distance of 23.65 feet to the point of beginning.

Also subject to an easement for canal purposes over the following described portion of the above described parcel: Commencing at a point in the North line of that part of the North 33 acres of the Northeast quarter of Section 32, Township 41 South, Range 41 East, Palm Beach County, Florida, lying West of the East right of way line of the Florida Inland Navigation District Canal right of way, less the North 190.00 feet of the North 33 acres; said point being 1025.98 feet East of the northeast corner of the above described tract measured along the said North line; thence westerly making an angle with the preceding course of 122°-18'13", measured from West through South, a distance of 99.79 feet; thence southeasterly making an angle with the preceding course of 122°-26'-38", measured from northwest through West, a distance of 330.74 feet to the point of beginning; from said point of beginning thence continue southeasterly along the extension of the preceding course a distance of 33.25 feet; thence southeasterly making an angle with the preceding course of 122°-11'-34" measured from northwest through East, a distance of 84.73 feet; thence westerly parallel with the southeasterly course aforesaid a distance of 33.25 feet; thence northeasterly, parallel with the southeasterly course aforesaid a distance of 84.73 feet to the point of beginning.

Together with all the tenements, hereditaments, and appurtenances with every privilege, right, title, interest and estate, reversion, remainder, and easement thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD IN FEE SIMPLE FOREVER.

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

By acceptance of this Deed the party of the second part, its heirs, legal representatives and assigns, covenants and agrees to and with the party of the first part, its successors and assigns to comply with and abide with the protective covenants which are hereto attached and made a part of this deed.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its President and its corporate seal to be affixed, attested by its Secretary the day and year above written.

Signed, sealed and delivered in our presence:

Arthur L. Reynolds  
Sam J. Gabriel

WELL & LINDEN CONSTRUCTION COMPANY, INC.  
BY: Robert L. Bell  
Robert L. Bell, President

(Corporate Seal)



Arthur L. Reynolds  
Secretary

ALL COPIES  
MAILED & DELIVERED  
BY THE COMPANY  
AT THE OFFICE

NOV 16 1936

STATE OF FLORIDA

COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this 1st day of August, A. D., 1936, before me, personally appeared HARRY L. BELL and FLORENCE LUNDEN, President and Secretary respectively of BELL & LUNDEN CONSTRUCTION COMPANY, INC., a corporation under the laws of the State of Florida, to be known to be the persons described in and who executed the foregoing conveyance to PALM PROPERTIES, INC., a Florida corporation, and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of the said corporation, and the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Riviera Beach in the County of Palm Beach and State of Florida, the day and year last aforesaid.

*William J. Brown*  
Notary Public, State of Florida

My commission expires: My Commission expires July 24, 1940

LAW OFFICE  
WILLIAM J. BROWN  
2000 OCEAN BLVD.  
PALM BEACH, FLORIDA

PROHIBITIVE COVENANTS AND RESTRICTIONS

1. All of said property, including each parcel and part thereof, shall be used for residential purposes. No structures shall be erected, altered or permitted to remain on said property or any part thereof, except single family dwellings.
2. At no time shall any of the land included in said subdivision or any building erected thereon be occupied by any person or persons other than those of the Caucasian race, except servants domiciled thereon.
3. No garage or out-building shall be used at any time as a residence, temporarily or permanently, nor shall any structure of a temporary character be erected or permitted. No house trailer shall be permitted, either temporarily or permanently, on any parcel of land in said subdivision.
4. The main walls of any residences erected on any lot shall not enclose less than one thousand square feet of ground floor area, exclusive of garage, for one-story residences and not less than eight hundred square feet of ground floor area, exclusive of garage for two story or split-level residences.
5. Some of the lots in said subdivision shall be divided or distasteful in size, and no more than one-single family dwelling shall be erected on said lot.
6. Some of the said lots shall be used directly or indirectly to carry on any trade, business or profession.
7. No rubbish, garbage, debris or materials shall be deposited on any of the land included in said subdivision except building material during the course of construction on the site. The Developer reserves the right to care for vacant and unimproved and unkept lots in said property, remove and destroy tall grass, undergrowth, weeds and rubbish therefrom, and any unsightly and objectionable thing therefrom, and do any other thing and perform any labor necessary or desirable in the judgment of the Developer to keep the property and the land, contiguous and adjacent thereto, neat and in good order and charge same against the owner of said lot or lots.
8. No building, fence, hedge, wall, walk, pier, deck, seawall or other structure, grading or planting, shall be commenced, erected, or maintained, nor shall any addition to, or change, or alteration therein be made, until the plans and specifications, showing the nature, kind, shape, height, materials, floor-plan, color scheme, location of such structure or work to be done, and the grading plan of the plot to be built upon shall have been submitted to and approved in writing by the Developer and a copy thereof, as finally approved, lodged permanently with the Developer. The Developer shall have the right to refuse to approve any such plans and specifications or grading plans, which are not suitable or desirable, in

Law Office  
 of  
 WILLIAM J. BOHNS  
 1703 Broadway  
 Miami Beach, Florida 33139

its opinion, for aesthetic or other reasons, and in so passing upon such plans, specifications and grading plans, shall have the right to take into consideration the suitability of the proposed building or other structure and of the materials of which it is to be built in the site upon which it is proposed to erect the same, the harmony thereof with the surroundings and the effect of the building or other structure as planned, on the outlook from the adjacent or neighboring property.

- 9. All docks erected shall run parallel with the waterway and shall not extend more than five feet into the water way right of way. No boats docked adjacent to any lot shall be used for living quarters. No dock shall be constructed or permitted within ten feet of any side lot line extended into said waterway.
- 10. The provisions herein contained shall run with and bind the land and shall inure to the benefit of, and be enforceable by the Developer or the owner of any land included in any subdivision, and failure by the Developer or any landowner, however long continued, to object to any violation or to enforce any restriction, condition or covenants herein contained, shall in no event be deemed a waiver of the right to do so thereafter as to the same breach or as to one occurring prior or subsequent thereto. Any expense, including a reasonable attorney fee, incurred in enforcing the provisions herein contained shall be paid by the defaulter.
- 11. The Developer reserves unto itself, its successors and assigns, the right to alter or modify any of the foregoing covenants and restrictions at any time by written agreement between itself, its successors or assigns and the Owner for the time being of the premises as to which it is agreed to alter or modify said covenants and restrictions, and such Agreement shall be effectual to alter or modify said covenant and restriction as to such premises without the consent of the Owner or Owners of any premises.

Law Office  
OF  
WILLIAM J. BOGARD  
2309 Broadway  
Palm Beach, Florida

This instrument was filed for Record at <sup>42</sup> 2 P. M. <sup>th</sup> 26 day of Oct. 1936 and recorded in Book and Page notes above. Record verified. J. ALEX ARNETT, Clerk Circuit Court, Palm Beach County, Fla. By Guatemala Bohrens Deputy Clerk