

**Attachment 11**  
**Warranty Deed**

MONROE COUNTY  
OFFICIAL RECORDS

FILE #1038350  
BK#1490 PG#291

DEED DOC STAMPS 22400.00  
12/22/1997 *OK* DEP CLK

RCD Dec 22 1997 12:07PM  
DANNY L. KOLHAGE, CLERK

Parcel ID Number:  
County #1 TR:

(Space Above This Line For Recording Date)

**Warranty Deed**

This Indenture, Made this 19<sup>th</sup> day of December, 1997 A.D., Between  
NORMAN B. WOOD and SHIRLEY P. WOOD, husband and wife, AND MARILYN  
M. PAPPY, a single woman,

of the County of MONROE, State of Florida, grantors, and  
SUNSET VENTURES OF KEY WEST, INC., a corporation existing under  
the laws of the state of Florida

whose address is: 5601 St. College Rd. Key West, FL 33040

of the County of MONROE, State of FL, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of  
----- TEN & NO/100 (\$10.00) ----- DOLLARS,  
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have  
granted, bargained and sold to the said GRANTEE and GRANTEE'S successors and assigns forever, the following described land,  
situate, lying and being in the County of MONROE, State of Florida to wit:

PARCEL A: A tract of partially submerged land in Section 27,  
Township 67 South, Range 25 East, off-shore from the  
Northwesterly shoreline of Stock Island in Monroe County,  
Florida, more particularly described as follows: Commence at the  
intersection of the centerline of U.S. Highway No. 1 and "Old  
Country Club Road"; thence Northwesterly along the centerline of  
said "Old Country Club Road" for a distance of 1400 feet; thence  
North 60 West, 200 feet to the P.O.B., from said P.O.B.; thence  
North 60 West, 1584 feet; thence at right angles to the last  
named course North 30 East, 1100 feet; thence at right angles  
to the last named course South 60 East, 1584 feet; thence at  
right angles to the last named course South 30 West, 1100 feet  
to the P.O.B. first above described. Lying and being in Section  
27, Township 67 South, Range 25 East, Monroe County, Florida.

AND

(Continued on attached)

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.  
In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.  
Signed, sealed and delivered in our presence:

<p><u>[Signature]</u> Printed Name: <u>John M. Spottswood, Jr.</u> Witness as to All</p>	<p><u>[Signature]</u> NORMAN B. WOOD P.O. Address: 1024 WASHINGTON STREET, KEY WEST, FL 33040</p>
<p><u>[Signature]</u> Printed Name: <u>ROBIN R. GEDMIN</u> Witness as to All</p>	<p><u>[Signature]</u> SHIRLEY P. WOOD P.O. Address: 1024 WASHINGTON STREET, KEY WEST, FL 33040</p> <p><u>[Signature]</u> MARILYN M. PAPPY P.O. Address: 815 EISENHOWER DRIVE, KEY WEST, FL 33040</p>

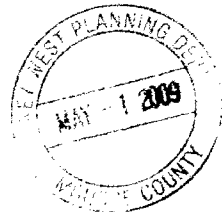
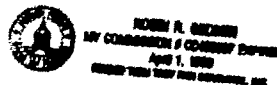
STATE OF Florida  
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of December, 1997 by  
NORMAN B. WOOD and SHIRLEY P. WOOD AND MARILYN M. PAPPY,

who are personally known to me or who have produced their Florida driver's licenses as identification.

This Document Prepared By:  
JOHN M. SPOTTSWOOD, JR.  
ATTORNEY AT LAW  
309 FLEMING STREET  
KEY WEST, FL 33040

[Signature]  
Printed Name ROBIN R. GEDMIN  
NOTARY PUBLIC  
My Commission Expires:



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PARCEL B: A tract of partially submerged land in Seciton 27, Township 67 South, Range 25 East, off-shore from the Northwesternly shoreline of Stock Island in Monroe County, Florida, more particularly described as follows: Commence at the intersection of the centerline of U.S. Highway No. 1 and "Old Country Club Road"; thence Northwesternly along the center of said "Old Country Club Road" for a distance of 1400 feet; thence North 60 West, 200 feet; thence at right angles to the last named course North 30 East, 1100 feet to the Point of Beginning of the property hereinafter described; from said Point of Beginning; thence at right angles to the last named course North 60 West, 1548 feet; thence North 76 East, 900 feet; thence South 34 East, 1040 feet; thence South 30 West, 160 feet, more or less, back to the Point of Beginning. Lying and being in Section 27, Township 67 South, Range 25 East, Monroe County, Florida.

AND

PARCEL C: A tract of submerged land in the Bay of Florida in Section 27, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida, being more particularly described as follows: Commence at the point of intersection of the centerline of U.S. Highway No. 1 with the centerline of "Old Country Club Road"; thence Northwesternly along said centerline of "Old Country Club Road", a distance of 1400 feet; thence North 60 00' West, a distance of 1758 feet to the NW Corner of a tract of submerged land conveyed by Trustees of the Internal Improvement Fund Deed No. 19725, said NW Corner being the P.O.B. of the tract hereinafter described; thence North 30 00' East along the Northwesternly boundary of said tract conveyed by Trustees Deed No. 19725, a distance of 1100 feet to the NE Corner thereof; thence North 60 00' West, a distance of 888.25 feet; thence South 62 23' West, a distance of 1302.57 feet; thence South 60 00' East, a distance of 1585.88 feet to the Point of Beginning.

AND

PARCEL D: A tract of submerged land in the Bay of Florida in Section 27, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida, being more particularly described as follows: Commence at the point of intersection of the centerline of U.S. Highway No. 1 with the centerline of "Old Country Club Road"; thence Northwesternly along said centerline of "Old Country Club Road", a distance of 1400 feet; thence North 60 00' West, a distance of 1758 feet to the NW Corner of a tract of submerged land conveyed by Trustees of the Internal Improvement Fund Deed No. 19725; thence North 30 00' East along the Northwesternly boundary of said tract conveyed by Trustees Deed No. 19725, a distance of 1100 feet to the NE Corner thereof, said Northeast corner also being the NW Corner of a tract of submerged land conveyed by Trustees of the Internal Improvement Fund Deed No. 20174 and also being the P.O.B. of the tract hereinafter described; thence North 76 00' East along the Northwesternly boundary of said tract conveyed by Trustees Deed No. 20174, a distance of 900 feet to the NE Corner thereof; thence North 34 00' West, a distance of 930 feet; thence South 62 23' West, a distance of 1242.81 feet; thence South 60 00' East, a distance of 888.25 feet to the Point of Beginning.

AND LESS THE FOLLOWING:

PARCEL E:

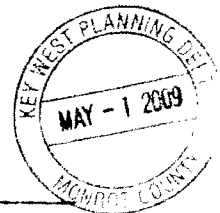
(Continued on attached)



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A parcel of land, formerly submerged in the Bay of Florida, and being a part of Trustees of the Internal Improvement Trust Fund of the State of Florida (TIIF) Deed Number 19725, and said parcel being in Section 27, Township 67 South, Range 25 East and in Monroe County, Florida; and said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the center line of the right of way of U.S. Highway No. 1, also known as the center line of the Florida East Coast Railroad; and the center line of the right of way of "Old Country Club Road" (OCCR), also known as Junior College Road (JCR) as these two center lines exist as of May 16, 1990, said intersection being known as Point #1 and having coordinates of N=86989.70' & E=251292.83' based on the Mercator Projection for the East Zone of Florida; and run thence N 20 11' 57" W (all bearings in this legal description are also based on the said Mercator Projection) along the center line of the OCCR for a distance of 230.44 feet to Point #2 (N=87205.96' & E=251213.26'); thence N 52 51' 57" W along the center line of the OCCR for a distance of 330.00 feet to Point #3 (N=87405.18' & E=250950.18'); thence N 39 38' 57" W along the center line of the OCCR for a distance of 300.00 feet to Point #4 (N=87636.17' & E=250758.75'); thence N 30 49' 57" W along the center line of the OCCR for a distance of 265.00 feet to Point #5 (N=87863.72' & E=250622.93'); thence N 03 33' 57" W along the center line of the OCCR for a distance of 152.00 feet to Point #6 (N=88015.42' & E=250613.48'); thence N 19 47' 03" E along the center line of the OCCR for a distance of 122.56 feet to Point #7 (N=88130.75' & E=250654.96'); thence N 60 20' 57" W for a distance of 200.00 feet to Point #8 (N=88229.69' & E=250481.15') and the SE'ly corner of the lands described in the said TIIF Deed No. 19725; thence N 29 39' 03" E along the SE'ly boundary line of the lands described in the said TIIF Deed No. 19725 for a distance of 962.72 feet to Point #9 (N=89066.35' & E=250957.42') and the POINT OF BEGINNING of the parcel of land being described herein said Point of Beginning being marked by an iron pipe; thence N 63 32' 06" W for a distance of 206.48 feet to Point #10 (N=89158.37' & E=250772.57'); thence S 40 23' 19.5" W for a distance of 108.08 feet to Point #11 (N=89076.04' & E=250702.54'); thence S 56 13' 32" W for a distance of 241.24 feet to Point #12 (N=88941.93' & E=250502.01') and the Approximate Mean High Tide Line of Florida Bay (MHTL); thence S 27 02' 03" W and along the said MHTL for a distance of 179.70 feet to Point #13 (N=88781.87' & E=250420.33'); thence S 31 02' 03" W and along the said MHTL for a distance of 137.17 feet to Point #14 (N=88664.33' & E=250349.62'); thence S 41 02' 02" W and along the said MHTL for a distance of 103.25 feet to Point #15 (N=88586.44' & E=250281.83'); thence S 51 32' 03" W and along the said MHTL for a distance of 146.23 feet to Point #16 (N=88495.48' & E=250167.33'); thence N 52 27' 57" W and along the said MHTL for a distance of 193.38 feet to Point #17 (N=88613.29' & E=250013.99'); thence N 30 27' 57" W and along the said MHTL for a distance of 315.40 feet to Point #18 (N=88885.14' & E=249854.07'); thence N 20 27' 57" W and along the said MHTL for a distance of 280.40 feet to Point #19 (N=89147.84' & E=249756.03'); thence N 01 32' 03" E along the said MHTL for a distance of 165.00 feet to Point #20 (N=89312.78' & E=249760.45'); thence N 16 27' 56" E and along the said MHTL for a distance of 77.62 feet to Point #21 (N=89387.22' & E=249782.45'); thence N 18 45' 52" W and along the said MHTL for a distance of 57.65 feet to Point #22 (N=89441.81' & E=249763.91'); thence N 14 57' 57.5" W and along the said MHTL for a distance of 128.46 feet to Point #23 (N=89565.90' & E=249730.73'); thence N 38 26' 33" E and along the said MHTL for a distance of 165.00 feet to Point #24 (N=89695.14' & E=249833.32'); thence S 52 04' 36" E for a distance of 195.00

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feet to Point #25 (N=89575.29' & E=249987.14') and a concrete monument; thence S 13 16'39" W for a distance of 22.30 feet to Point #26 (N=89553.59' & E=249982.02') and a concrete monument; thence S 44 52'02" E for a distance of 269.09 feet to Point #27 (N=89362.88' & E=250171.86') and a concrete monument; thence N 74 46'08" E for a distance of 80.26 feet to Point #28 (N=89383.96' & E=250249.30') and a concrete monument; thence S 56 50'29" E for a distance of 483.59 feet to Point #29 (N=89119.46' & E=250654.14') and a concrete monument; thence N 40 23'19" E for a distance of 157.23 feet to Point #30 (N=89239.22' & E=250756.02') and a concrete monument; thence S 63 32'06" E for a distance of 316.58 feet to Point #31 (N=89098.13' & E=251039.42') to the Westerly and curved right of way line of the said Junior College Road and a concrete monument, said curve being concave to the Southeast and having a radius of 984.84 feet; thence SW'ly along the said curved right of way line for an arc distance of 66.04 feet to Point #32 (N=89045.11' & E=251000.08') and a concrete monument; thence N 63 32'06" W for a distance of 47.66 feet back to Point #9 and the POINT OF BEGINNING, said parcel containing 13,943 acres (607.363 square feet) more or less.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 1998.

