

# This Indenture,

3300  
450

Made this

day of

, A.D. 19 92,

Between, THE NATURE CONSERVANCY, a District of Columbia, non-profit  
a corporation existing under the laws of the State of District of Columbia, having its  
principal place of business in the County of District of Columbia and State of  
party of the first part, and

The City of Key West, a municipal corporation organized and existing under the laws  
of the State of Florida

of the County of Monroe  
of the second part,

and State of Florida

party

Witnesseth, That the said party of the first part, for and in consideration of the sum of  
Fifty thousand and 00/100, (50,000.00) Dollars, to it in hand  
paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised,  
released, conveyed and confirmed, and by these presents doth 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  
Monroe and State of Florida, more particularly described as follows:

A parcel of land on the Island of Key West, Monroe County, Florida and being a part of  
Parcel 42 according to Plat Book 4 at Page 69 of the Public Records of the said  
county; said parcel of land being described herein as follows: COMMENCE at the  
Northwest corner of the said Parcel 42 and run thence South 21 degrees 14 minutes  
20 seconds East for a distance of 848.50 feet to the Point of Beginning; thence  
South 88 degrees 41 minutes 54 seconds East for a distance of 487.22 feet; thence  
South 21 degrees 14 minutes 20 seconds East for a distance of 96.98 feet; thence  
North 88 degrees 41 minutes 54 seconds West for a distance of 487.22 feet; thence North  
21 degrees 14 minutes 20 seconds West for a distance of 96.98 feet back to the Point  
of Beginning, containing 1.00 acres, more or less.

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 the same 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 incumbrances, and that  
it has good right and lawful authority to sell the same; and the said party of the first part does  
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 party of the first part has caused  
these presents to be signed in its name by its President, and its corp-  
orate seal to be affixed, attested by its Secretary  
the day and year above written.

(Corporate  
Seal)

Attest: Paul H. Hunsfer, Assistant Secretary

Signed, Sealed, and Delivered in Our Presence:

By Ray M. Cullen  
Vice President.

E. Bradford Holbrook  
K. C. R...

FILED FOR RECORD  
92 SEP -2 P12:25  
NORFOLK COUNTY, VA.

THE NATURE CONSERVANCY  
RECEIVED  
SEP 11 1992  
P12:25

THIS INSTRUMENT PREPARED BY:

LAW OFFICES OF BROWNING, FINE AND ASSOCIATES, P.A.  
402 APPLEBROOK LANE, SUITE 10  
KEY WEST, FLORIDA 33040  
(305) 294-0548

OFF 1225 PAGE 0479  
REC

749517

Mortgage Deed

749517

OFF 1225 PM 0480  
REC

FROM CORPORATION

THE NATURE CONSERVANCY, a  
District of Columbia non-profit  
corporation

TO

The CITY OF KEY WEST, a municipal  
corporation organized and existing  
under the laws of the State of Florida

Date

ABSTRACT OF DESCRIPTION

A part of Parcel 42 according to Plat Book 4 at  
Page 69 of the Public Records of Monroe County,  
Florida

State of Florida }  
County of Arlington }

I, Hereby Certify

That on this

12th

day of August A.D.

1992, before me personally appeared Roy M. Cutler, Vice President and ASST. Secretary and

respectively of THE NATURE CONSERVANCY, a District of Columbia non-profit corporation, a corporation

under the laws of the State of Florida, to me known to be the persons

described in and who executed the foregoing conveyance to The CITY OF KEY WEST, a

municipal corporation organized and existing under the laws of the State of Florida

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

said corporation, and the said instrument is the act and deed of said corporation.

in the presence of my signature and official seal at

County of Arlington and State of Florida, the day and year last

My Commission Expires February 28, 1995

Notary Public

Wesley F. Jellison

NOTARY PUBLIC

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NOTARY PUBLIC

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CERTIFIED RESOLUTION  
POTICHA TRADE LAND, FLORIDA

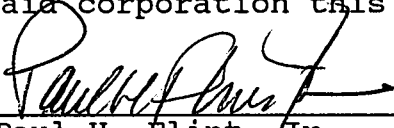
Relevant excerpts from a Resolution approved by the Board of Governors of The Nature Conservancy at their meeting held on May 22, 1982.

1. The Nature Conservancy shall accept the donation of approximately 50 acres of land in Key West Monroe County, Florida from Ms. Sherry Graditor and co-owners.
2. Any officer or officers or any other person designated in writing by the President or Executive Vice President is authorized in the name and on behalf of the Conservancy to
  - (a) Acquire title to the property, execute such documents, and take such further actions as the President, or the Director of Trade Lands, may consider appropriate to acquire the property.
  - (b) Sell the property for such consideration upon such terms and conditions, execute such documents, and take such further actions as the President or Director of Trade Lands may consider appropriate.

I hereby certify that the foregoing is a true and correct copy of the relevant parts of a resolution passed at a meeting held May 22, 1982, of the Board of Governors, the governing body of The Nature Conservancy, a corporation existing under and by virtue of the laws of the District of Columbia.

I FURTHER CERTIFY that due notice of said meetings was given to each member of said Board that a quorum was present and that said Resolution has not been amended or repealed.


WITNESS my signature and seal of said corporation this 10th day of August, 1992.

  
\_\_\_\_\_  
Paul H. Flint, Jr.  
Assistant Secretary

TO WHOM IT MAY CONCERN:

Pursuant to a resolution approved by the Board of Governors of The Nature Conservancy (a nonprofit corporation organized under the laws of the District of Columbia) at its meeting held March 7, 1987, I, Paul H. Flint, Jr., Assistant Secretary of The Nature Conservancy, do hereby verify that Ray M. Culter is a Vice President of The Nature Conservancy, and as such is authorized to act on behalf of The Nature Conservancy in matters relating to the sale of the Poticha Trade Land in Monroe County, Florida including the execution of documents. I further state that said resolution has not been restricted.

Witness my signature and seal of said corporation this 10th day of August, 1992.

  
\_\_\_\_\_  
Paul H. Flint, Jr.  
Assistant Secretary

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
BUSINESS REGULATION ADMINISTRATION



C E R T I F I C A T E

THIS IS TO CERTIFY that there was received and accepted for record in the Department of Consumer and Regulatory Affairs, Corporations Division, on the 22nd day of October, 1951, a Certificate of Incorporation of:

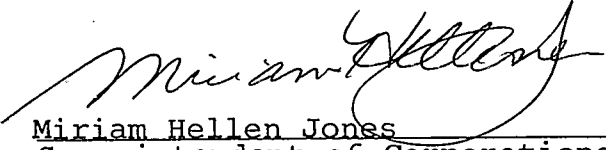
THE NATURE CONSERVANCY

WE FURTHER CERTIFY that said Certificate of Incorporation has not been dissolved or revoked as of the date hereinafter set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the seal of this office to be affixed this 11th day of February, 1992.

Aubrey H. Edwards  
Director

James E. Kerr  
Administrator

  
Miriam Hellen Jones  
Superintendent of Corporations

Government of the District of Columbia  
Sharon Pratt Kelly, Mayor

With reference to the acquisition of my real property, consisting of 1.00 acres in Monroe County, State of Florida:

(1) I have been informed of all my rights and benefits under the Uniform Relocation Assistance and Real Properties Acquisition Policies Act of 1970 (Public Law 91-646).

(2) I have been provided with a written statement of just compensation and a written offer to purchase for the amount of \$50,000.00.

(3) I am accepting the sum of \$50,000.00 in full for said real property, and am satisfied with the price, even though it may be less than the amount of just compensation and the approved appraisal of fair market value.

The reasons why I have elected to accept this lesser amount are as follows:

This conveyance is being made to a municipal corporation for use as a public recreational area.

(4) I do hereby waive all of my rights to the amount by which the just compensation and fair market value exceeds the purchase price I am accepting.

For Owner: The Nature Conservancy

By: Ray M. Culler

Address: 1815 N. Lynn St.

Arlington, VA 22209



Dated: 8-10-92

RC Rung  
Witness

Paul Rung  
Witness

## NON-FOREIGN CERTIFICATE

STATE OF VIRGINIA

COUNTY OF ARLINGTON

BEFORE ME, the undersigned authority, personally appeared

Ray M. Culter and  
Paul Flint, Jr., Vice President and Asst Secretary

respectively of THE NATURE CONSERVANCY, a District of Columbia non-profit corporation, who having been first duly sworn according to law, depose and say:

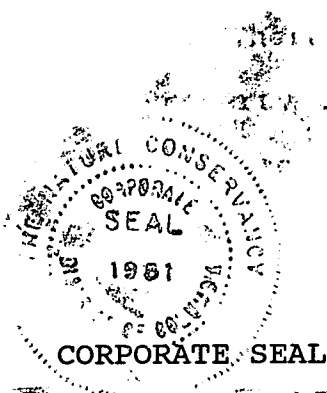
1. They are not resident aliens for the purpose of United States income taxation;

2. Their United States taxpayer identifying number is 53-0242652.

3. The business address is: 1815 North Lynn Street  
~~1800 North Kent Street~~,  
Arlington, Virginia, 22209.

We understand that this certification may be disclosed to the Internal Revenue Service by the transferee and that any false statement we have made here could be punished by fine, imprisonment, or both.

Under penalty of perjury we declare that we have examined this certification and to the best of our knowledge and belief it is true, correct and complete.



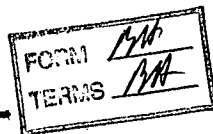
THE NATURE CONSERVANCY

By: Ray M. Culter

President

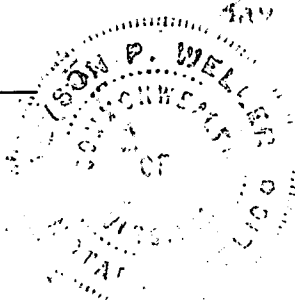
ATTEST:

Paul Flint, Jr.  
ASSISTANT SECRETARY

SWORN TO AND SUBSCRIBED before me at 1815 N. Lynn St.

this 10th day of  
August, 1992.

Alison P. Zeller  
Notary Public



My commission expires:  
My Commission Expires February 28, 1995

OWNER'S AFFIDAVIT OF POSSESSION  
AND NO LIENS

STATE OF VIRGINIA

COUNTY OF ARLINGTON

Before me, the undersigned authority, personally appeared  
Ray M. Culter, and Vice President,  
\_\_\_\_\_ and \_\_\_\_\_ respectively of  
THE NATURE CONSERVANCY, a District of Columbia non-profit  
corporation, who being by me first duly sworn, on oath, say:

1. Affiant is the owner of, and makes this affidavit for the  
purpose of inducing the City of Key West, a municipal corporation  
organized and existing under the Laws of the State of Florida, to  
buy, the following described property ("Property"):

A parcel of land on the Island of Key West, Monroe  
County, Florida and being a part of Parcel 42 according  
to Plat Book 4 at Page 69 of the Public Records of the  
said county; said parcel of land being described herein  
as follows: COMMENCE at the northwest corner of the said  
Parcel 42 and run thence South 21 degrees 14 minutes 20  
seconds East for a distance of 8484.50 feet to the Point  
of Beginning; thence South 88 degrees 41 minutes 54  
seconds East for a distance of 487.22 feet; thence South  
21 degrees 14 minutes 20 seconds East for a distance of  
96.98 feet; thence North 88 degrees 41 minutes 54 seconds  
West for a distance of 487.22 feet; thence North 21  
degrees 14 minutes 54 seconds West for a distance of  
96.98 feet back to the Point of Beginning, containing  
1.00 acres, more or less.

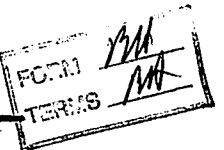
2. Affiant is now in complete exclusive and undisputed  
possession of the Property.

3. There have been no improvements, alterations or repairs to  
the Property for which the costs remain unpaid.

4. There are no mechanics', materialmen's, laborer's liens,  
or any liens or encumbrances of any kind against the Property,  
recorded or unrecorded, except None.

5. The property is not the legal homestead of affiant.

THE NATURE CONSERVANCY

By: Ray M. Culter

SWORN TO AND SUBSCRIBED before me at Arlington County,  
Virginia, this 10th day of August, 1992.

Alyson P. Jellison  
Notary Public

My commission expires:

My Commission Expires February 28, 1998

Recorded In Official Records Book  
In Monroe County, Florida  
Record VerifiedDANNY L. KOLHAGE  
Clerk Circuit Court