

WARRANTY DEED.

Henrietta E. Stothar

TO

Filed for Record the 15th day of February 1896.

William T. Wells

A. A. Stewart

Clerk of the Circuit Court.

This Indenture, Made the 26th day of December in the year of our Lord one thousand eight hundred and ninety six BETWEEN Henrietta E. Stothar (Widow) of the County of Chatham and State of Georgia of the first part, and William T. Wells

of Melbourne Broward Co. State of Florida of the second part, WITNESSETH, that the said part of the first part for and in consideration of the sum of \$1⁰⁰ One dollar and other good and valuable consideration, lawful money of the United States of America, to her in hand paid by the said part of the second part, at or before the enrolling and delivery of these presents, the receipt whereof is hereby acknowledged hath 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 part of the second part, and his heirs and assigns forever, all the following described tract or parcel of land lying and being in the County of Broward and State of Florida described as follows:

To wit: the North half (N¹/₂) of the north East quarter (N¹/₂ E¹/₄) and the East half (E¹/₂) of the north West quarter (N¹/₂ W¹/₄) Section (3) three Township (28th) twenty eight South of Range (3rd) thirty seven East and containing (104 acres) one hundred and fifty four acres according to Government survey Except (6) in acres sold to John B. Beach, out of the north East quarter (N¹/₂ E¹/₄) of the north East quarter (N¹/₂ E¹/₄) and the Strip to Jacksonville St Augustine and Indian River Railway Company for right of way purposes out of the same quarter section

TOGETHER with all and singular the Easements tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof. AND ALSO all the estate, right, title, interest, dower, and right of dower, separate estate, property, possession, claim and demand whatsoever, as well in law as in equity, of the said part of the first part, of, in and to the same, and every part and parcel thereof, with the appurtenances. TO HAVE AND TO HOLD the above granted, bargained and described premises, with the appurtenances, unto the said part of the second part, his heirs and assigns, to his own proper use, benefit and behoof forever.

And the said part of the first part Henrietta E. Stothar for herself and for her heirs, executors and administrators, doth covenant, promise and agree to and with the said part of the second part, his heirs and assigns, that the said part of the first part Henrietta E. Stothar at the time of the sealing and delivery of these presents was lawfully seized in fee simple of a good, absolute and indefeasible estate of inheritance, of, and in, all and singular, the above granted, bargained and described premises, with the appurtenances, which belonging and had good right, full power, and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid. And that the said part of the second part, his heirs and assigns, shall and may at all times hereafter peaceably and quietly have, hold, use, occupy, possess and enjoy the above granted premises, and every part and parcel thereof, with the appurtenances, without any let, suit, trouble, molestation, eviction or disturbance of the said part of the first part, her heirs or assigns, or of any other person or persons lawfully claiming or to claim the same. And that the same are now free, clear, discharged and unincumbered, of, and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and incumbrances of what nature and kind soever.

And the said part y of the first part, for herself and her heirs, the above described and hereby granted and released premises, and every part and parcel thereof, with the appurtenances, unto the said part y of the second part his heirs and assigns, against the said part y of the first part, and her heirs, and against all and every person or persons whomsoever lawfully claiming or to claim the same, shall, and will warrant, and by these presents forever defend.

IN WITNESS WHEREOF, the said part y of the first part has hereunto set her hand and seal the day and year first above written.
Signed, Sealed and Delivered in the Presence of us:

Matthew M. Hopkins

H. M. V. E. Strohan [SEAL]

A. M. West Jr.

[SEAL]

STATE OF FLORIDA,

County of _____ } KNOW ALL MEN BY THESE PRESENTS, That I, _____
_____ wife of the above named _____ do by these
presents, made and executed by me, separate and apart from my said husband, and in the presence of _____
_____ of the State of Florida, acknowledge and declare that I did make myself a party
to, and executed the foregoing Deed of Conveyance, for the purpose of _____
_____ in and to the lands in said Conveyance therein described and granted, and that I did the same
freely and voluntarily, and without any compulsion, constraint, apprehension, or fear of, or from my said husband.

IN WITNESS WHEREOF, I hereunto subscribe my name and affix my seal this _____ day of _____ A. D. one
thousand eight hundred and _____

[SEAL]

STATE OF FLORIDA,

County of _____ } TO ALL WHOM IT MAY CONCERN: Be it known that on this _____ day of
_____ A. D. 18 _____ personally appeared before me, a _____
of the State of Florida, the above named _____ to me well known as the wife of
_____ and as one of the persons described in, and who executed the foregoing Deed of
Conveyance, who being at the time separate and apart from her husband, the said _____
did then and there make and execute the foregoing acknowledgment, her name being with her own hand subscribed, and her seal affixed in my presence.

WITNESS my hand and seal at _____ the day and year above written.

[SEAL]

STATE OF ^{Georgia} FLORIDA,

County of Chatham } On this day personally appeared before me H. M. V. E. Strohan
(widow) to me well known as the person described in, and who executed the foregoing Deed of Conveyance, and
acknowledged that she executed the same for the purpose therein expressed; whereupon it is prayed that the same may be recorded.

IN WITNESS WHEREOF, I have hereunto affixed my hand and seal this 28th day of December A. D. 1895

State of Georgia } Chatham County } John C. Portell Notary Public [SEAL]
James R. P. Barr clerk of said superior court the same being
a court of record in and for the county of Chatham in said state do hereby certify that John
C. Portell begins whose signature appears in the accompanying instrument was at
the time of signing the same a duly qualified and commissioned Notary Public in and for
said county and duly authorized to take acknowledgments of deeds and other instruments
of writing and full faith and respect and justice should be placed in all
of his actions and doings as such I further certify that the signature of said
said instrument is his genuine signature

In Testimony Whereof I have hereunto set my official signature and affix the seal
of said superior court this 28th day of December A. D. 1895

James R. P. Barr
clerk of said superior court

[SEAL]

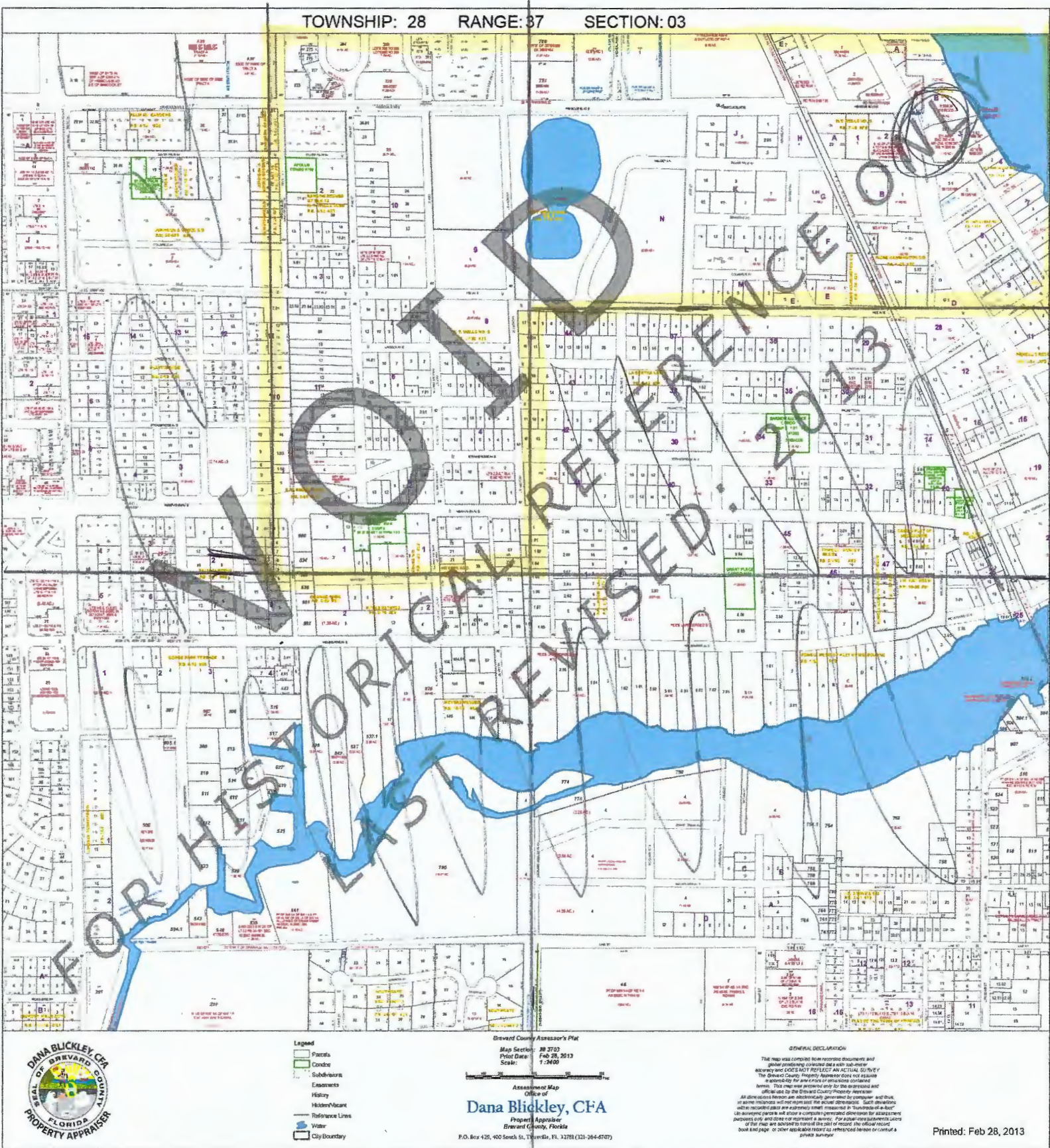
STATE OF FLORIDA,

County of Bradford } BE IT REMEMBERED, That on this 15th day of July A. D. 1896
I, A. A. Stewart Clerk of the Circuit Court in and for said County, have duly
recorded the foregoing Deed in the Public Records of said County.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Court this day and year above written.

A. A. Stewart [SEAL]

TOWNSHIP: 28 RANGE: 37 SECTION: 03



(N $\frac{1}{2}$ of NE $\frac{1}{4}$ & E $\frac{1}{2}$ of NW $\frac{1}{4}$) of Section 3
 of Township 28 South Range 37 East
 Recorded Deed 1895-12-26