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IN THE RECORDS OF
JEFFREY K. BARTON
CLERK CIRCUIT COURT
INDIAN RIVER CO., FLA.

QUIT-CLAIM DEED

DOCUMENTARY STAMPS
DEED \$.70
NOTE \$
JEFFREY K. BARTON, CLERK
INDIAN RIVER COUNTY

THIS INDENTURE is made this 18 day of December, 1995, by SPINNAKER DEVELOPMENT GROUP LIMITED PARTNERSHIP, a Florida limited partnership, whose address is 703 - 17th Street, Vero Beach, Florida 32960 (hereinafter referred to as "Grantor"), in favor of OCEAN COLONY PROPERTY OWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation, whose address is c/o 703 - 17th Street, Vero Beach, Florida 32960 (hereinafter referred to as "Grantee").

W I T N E S S E I N:

That said Grantor, for and in consideration of the sum of TEN and NO/100 (\$10.00) DOLLARS and other good and valuable consideration to said Grantor in hand paid, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, remises, releases, and quit-claims unto the said Grantee, and Grantee's heirs, successors, and assigns forever, the following described land, and any and all interest of Grantor therein, situate, lying, and being in Indian River County, Florida, to-wit:

Tract A, all roadways, and the fifteen (15) foot beach access easement, all as set forth on the plat of OCEAN COLONY SUBDIVISION, as recorded in Plat Book 13, Pages 100-100A, Public Records of Indian River County, Florida.

TO HAVE AND TO HOLD the same, together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all of the estate, right, title, interest, lien, equity, and claim whatsoever of Grantor, either in law or in equity, to the only proper use, benefit, and behoof of the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal on the day and year first above written.

Signed, sealed, and delivered in the presence of:

Robert H. Walker
(name: Robert H. Walker)

Tammy Toole
(name: Tammy Toole)

Robert H. Walker
(name: Robert H. Walker)

Tammy Toole
(name: Tammy Toole)

"GRANTOR"

SPINNAKER DEVELOPMENT GROUP LIMITED PARTNERSHIP, a Florida limited partnership

By: *James R. Adams, G.P.*
JAMES R. ADAMS, General Partner

By: *Mark C. Herring, G.P.*
MARK C. HERRING, General Partner

STATE OF FLORIDA)
)ss:
COUNTY OF INDIAN RIVER)

I HEREBY CERTIFY that before me, a Notary Public, personally appeared JAMES R. ADAMS, as a General Partner of SPINNAKER DEVELOPMENT GROUP LIMITED PARTNERSHIP, a Florida limited partnership, to me known to be the person described in and who executed the foregoing instrument and who acknowledged before me that he executed the same for the purposes therein set forth for and on behalf of said limited partnership. I further state that I have examined the current Florida driver's license of the said person and have confirmed said person's identity, and that said person did not take an oath.

WITNESS my hand and official seal in the state and county last aforesaid this 18 day of December, 1995.

Wendy L. Chiarella
NOTARY PUBLIC, STATE OF FLORIDA
(Affix Seal)

My commission expires:

This instrument prepared by:
Record and return to:
James A. Taylor, III, Esquire
CLEM, POLACKWICH, VOCELLE & TAYLOR
Suite 501, 2770 Indian River Blvd.
Vero Beach, Florida 32960



WENDY L. CHIARELLA
My Commission CC346662
Expires Feb. 07, 1998
Bonded by ANB
800-852-5878

DR1085PG0126

STATE OF FLORIDA)
)ss:
COUNTY OF INDIAN RIVER)

I HEREBY CERTIFY that before me, a Notary Public, personally appeared MARK C. HERRING, as a General Partner of SPINNAKER DEVELOPMENT GROUP LIMITED PARTNERSHIP, a Florida limited partnership, to me known to be the person described in and who executed the foregoing instrument and who acknowledged before me that he executed the same for the purposes therein set forth for and on behalf of said limited partnership. I further state that I have examined the current Florida driver's license of the said person and have confirmed said person's identity, and that said person did not take an oath.

WITNESS my hand and official seal in the state and county last aforesaid this 18 day of December, 1995.


NOTARY PUBLIC, STATE OF FLORIDA

(Affix Seal)

My commission expires:

19439



WENDY L. CHIARELLA
My Commission CC348862
Expires Feb. 07, 1998
Bonded by ANB
800-852-6678