

109748

This Indenture.

Made this 6th day of June A. D. 19 63

Between FREDERICK T. BOND and MARGARET H. BOND, his wife

of the County of Monroe and State of Florida
parties of the first part, and
non-profit UPPER KEYS GARDEN CLUB, INC.
a corporation existing under the laws of the State of Florida
having its principal place of business in the County of Monroe and
State of Florida party of the second part,

Witnesseth, that the said parties of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS to them in hand paid, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, remised, released, enfeoffed, conveyed and confirmed and by these presents do grant, bargain, sell, alien, remise, release, enfeoff, convey and confirm unto the said party of the second part and its successors 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 portion of Tract C as shown on Plat of Sunset Gardens in Section 23, Township 62 South, Range 38 East, Key Largo, Monroe County, Florida, recorded in Plat Book 4 at Page 62, Public Records of Monroe County, Florida, and more particularly described as follows: Begin at the northeast corner of said Tract C, on the northwesterly right-of-way line of State Road No. 5 (Overseas Highway) and run West on the North line of said Tract C, a distance of 268.0 feet; thence South at right angles to said North line, a distance of 207.4 feet; thence East and parallel to said North line, a distance of 84.35 feet to the said northwesterly right-of-way line of State Road No. 5; thence northeasterly along said northwesterly right-of-way line, a distance of 277.0 feet to the Point of Beginning.

In the event the premises cease to be used for Garden Club purposes then the title to the property conveyed herein shall revert to the grantors herein. Any building constructed hereon shall be subject to the approval of the grantors.

Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining:

To Have and to Hold the same in fee simple forever.

And the said parties of the first part do covenant with the said party of the second part that they are lawfully seized of the said premises, that they are free of all incumbrance, and that they have good right and lawful authority to sell the same; and that said parties 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 whomsoever.

In Witness Whereof, the said parties of the first part have hereunto set their hand and seal the day and year above written.

Signed, Sealed and Delivered in Our Presence:

Barbara E. Connolly
Barbara E. Connolly

Frederick T. Bond
Margaret H. Bond

FILED FOR RECORD
JUN 18 1963
R. ADAMS
MONROE COUNTY
FLORIDA
36