

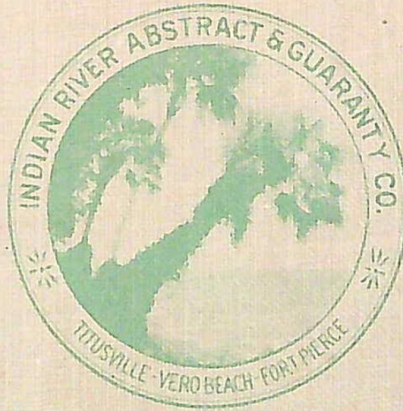
No. 20655.

CONTINUATION OF AN

ABSTRACT OF TITLE

TO

INDIAN RIVER BREVARD COUNTY, FLORIDA



COMPILED FOR

MRS. NORA S. WELLS,

BY

INDIAN RIVER ABSTRACT & GUARANTY CO.,

TITUSVILLE, FLORIDA.

No. 20655.

CONTINUATION OF AN
ABSTRACT OF THE TITLE
to

Those certain Lots, Pieces, or Parcels of land situate, lying and being in the County of Brevard and State of Florida, known and described as follows:

All Block A, except Lot 22 and part of Lot 23 as described in Book 68, page 180 and that part of Block 3 Wells Map #4, land in Melbourne Brevard County, Florida as recorded in Plat Book 1, page 159, or Book 0, page 27, which lies within Section 3, Township 28, South, Range 37 East.

And except land to City of Melbourne described in Deed Book 97, page 217.

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This search covers the period of time extending from and including the 9th day of March, A. D. 1911 to and including the 10th day of May, A. D. 1930.

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Prepared for

MRS NORA S. WELLS,

By

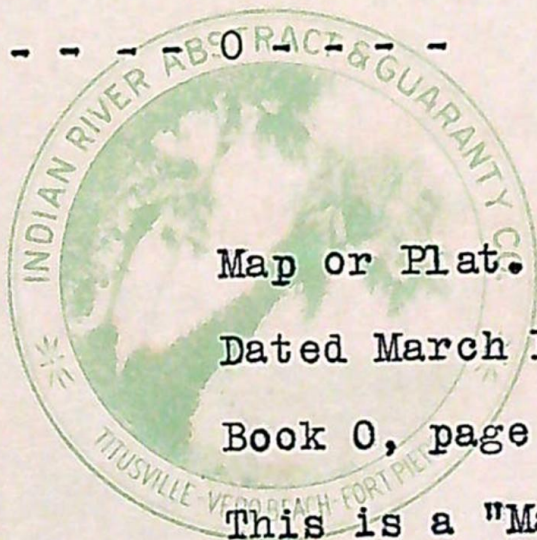
INDIAN RIVER ABSTRACT & GUARANTY COMPANY,
TITUSVILLE, FLORIDA.

No. 1,
Wm. N. Camp,
to
The Public.

Map or Plat.
Dated Dec. 28, 1886,
Filed Jan. 24, 1887,
Book 1 page 54,

This is a Map or Plat of the Town
of Melbourne, Florida, showing Subdivision of parts of Sections
2, and 3, Township 28, South, Range 37 East, into blocks and lots.

Note:- Transcribed in 3/4 size of the original Map by J. O.
Fries, County Surveyor.



No. 2,
E. F. Comstock,
to
The Public.

Map or Plat.
Dated March 13, 1889,
Book 0, page 31.

This is a "Map of Melbourne, Bre-
vard County, Florida." * * * * *

Filed by E. F. Comstock March 13, 1889.

Note: A copy of part of said Plat showing Lot under search
is made a part of this Abstract.

No. 3,

State of Florida)
) ss
County of Brevard)

Affidavit.

Filed Oct. 31, 1925.

(Book 145-page 247 Deeds.)

On this day personally appeared before me, an officer duly authorized to administer oaths, E. P. Branch, who, being duly sworn deposes and says: That he is a resident of Melbourne, Brevard County, Florida, and has been a resident of said City, County and State since the year 1886; that he was personally acquainted with Eugene F. Comstock, Duncan McLaren and Fred P. Izant, and that the Plat filed in the Public Records of Brevard County, Florida, in Plat Book 1, at page 54, as Camp's Plat of Melbourne, was also known as Robbin's and Graham's Plat, that Robbins and Graham were attorneys in Brevard County and also surveyors, and that for several years it was the opinion of the residents of Melbourne that Robbins and Graham surveyed the property and made the Plat above referred to; and that Robbin's and Graham's Plat and Camp's Plat is one and the same.

E. P. Branch.

Sworn to and subscribed before me this 30th day of October A. D. 1925.

(N. P. Seal)



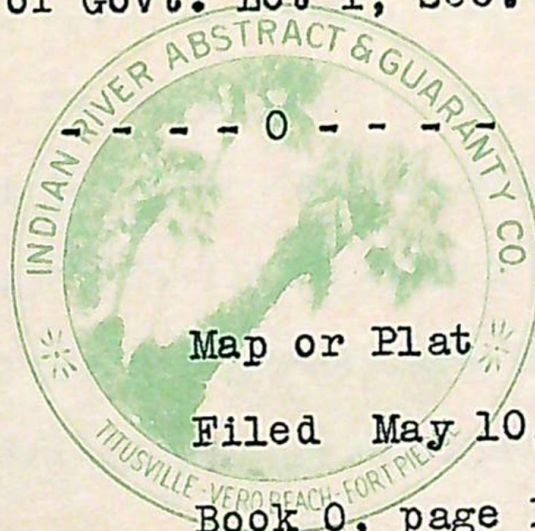
W. G. Vaughn,
Notary Public State of Florida
at large.
Commission Expires Nov. 13, 1927.

No. 4,
W. T. Wells,
to
The Public.

Map or Plat.
Filed May 10, 1911
Book 1, page 159.

This is a plat marked No. 4,
Scale 100 feet to the inch, of
W. T. Wells Subdivision of Sec. 3, Twp. 28, S. R. 37 E., into
lots and blocks, The blocks are numbered 3, 4, 5, 6, 7, 9 and
lettered A, B, D, E, F, G, H, J, K, L, M, N.

Abstracter's Note: This Plat embraces the N $\frac{1}{2}$ of NE $\frac{1}{4}$ of Sec.
3, and the North part of Govt. Lot 1, Sec. 2, Tp. 28, S. R. 37 E.



No. 5.
W. T. Wells,
to
The Public.

Map or Plat
Filed May 10, 1911,
Book 0, page 159.

This is the original Plat recently
pasted in Plat Book 0, page 27 and
which was transcribed to Plat Book 1 page 159 , as noted in
Item 4, next preceding.

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No. 6,

William T. Wells and Nora S.,
his wife, of Brevard County,
Florida,

to

City of Melbourne, a Municipal
Corporation, Brevard County,
Florida.

Quit-Claim Deed. \$10.00 & OVC

Dated May 29, 1923,

Ack'd Feb. 28, 1924,

Filed May 6, 1924.

(Book 97 page 217)

Quit-Claims : the following

described land: Begin at a point

on the North boundary of Town-

ship 28, South, Range 37 East, which point is North 89 degrees
20 minutes, 40 seconds, West 235.11 feet, from a stake called the
Northeast corner of Section 3 of said Township; thence North 89
degrees, 20 minutes 40 seconds West along the Township line 68.20
feet; thence South 27 degrees $43\frac{1}{2}$ minutes East 366.16 feet to
the North line of Palm Avenue; thence South 86 degrees, 42
minutes East along the North line of Palm Avenue a distance of
70.02 feet; thence North 27 degrees, $43\frac{1}{2}$ minutes West 369.83
feet to the point of beginning. Said parcel of land being situat-
ed in the City of Melbourne, Florida, and being a part of Block
A. according to Map No. 4, of W. T. Wells Subdivision as filed
in the Public Records of Brevard County, Florida.

This deed being given in full settlement for all paving
taxes in Block A, of Map 4 of Wells Subdivision.

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No. 7.

William T. Wells, of the City of Melbourne, in the County of Brevard, State of Florida,

to

Francis X. Lapont, of Kissimmee, Osceola County, Florida.

AGREEMENT.

Dated Jan. 6, 1921,

Filed Jan. 7, 1921.

Book 76, page 327.

WHEREAS the party of the second part is now a manufacturer of Palmetto products and fancy Florida

souvenirs, at Kissimmee, Florida, and wishes to remove his factory to Melbourne, Florida.

The party of the first part agrees to deed in escrow to the Melbourne State Bank of Melbourne Fla., the lots hereinafter described on which the said party of the second part agrees to build a factory and operate same with an average payroll for the first six months of a minimum of five employees per day, exclusive of himself, an average of ten employees per day for the second six months, fifteen employees per day for the second year, and twenty five employees per day for the third year. If at the end of three years the business shall be in a solvent condition liquid, assets only being considered as against liabilities, then the Melbourne State Bank shall deed to the party of the second part the lots hereinafter described.

DESCRIPTION OF LOTS:

The lots aforementioned are as follows:

Those lots No. 19 and 21 and that portion of Lot 23, lying N. of the continuation of the S. boundary line of Lot 21, said line being the continuation of the S. boundary line of Lot 21 and continuing to the point of inter-section between said line and

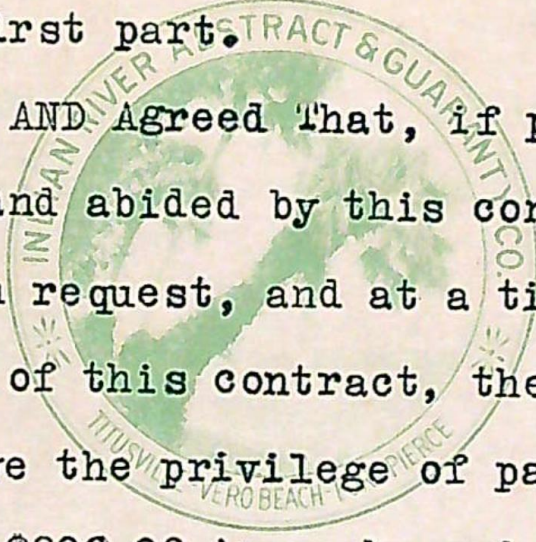
No. 7, Con. (76-327.)

the closest boundary line of the right of way of the Florida East Coast Ry. all of said lots being situate in Block A of the Wm. T. Well's subdivision of Melbourne, Florida as shown on Plat No. 4.

Party of the second part agrees to pay all taxes on the aforementioned property that shall become due and payable at any date during the life of this contract.

IT IS UNDERSTOOD AND AGREED that this contract and the deed for the properties described in this contract shall be given subject to the reservation of all gas and oil rights being held by the party of the first part.

IT IS UNDERSTOOD AND Agreed that, if party of the second part has lived up to and abided by this contract in every way up to the date of such request, and at a time later than six months after the date of this contract, then said party of the second part shall have the privilege of paying to party of the first part the sum of \$800.00 in cash, and the party of the first part shall furnish to party of the second part a warranty deed and merchantable abstract of title for the properties herein mentioned, and that the payment of said \$800.00 and delivery of said deed and abstract shall render this contract null and void from the date of said payment and said delivery.



ARC

No. 8.

Frances X. Lapont and Augusta Lapont, his wife, of Kissimmee, Osceola County, Florida,

to

William T. Wells, Melbourne, Brevard County, Florida.

Quit-Claim Deed. \$1.00

Dated Dec. 2, 1921,

Filed Dec. 8, 1921.

(Book 71 page 295)

Quit-Claims: The land as

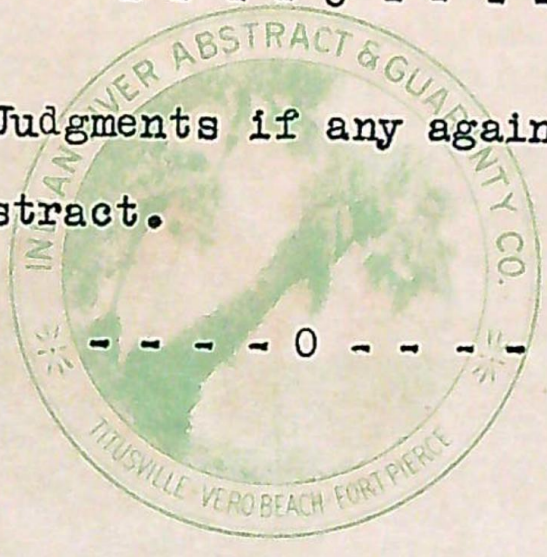
described in Item 7, next

preceding, said lots being

those in an agreement entered into on the 6th day of Jan. 1921, between Francis X. Lapont & William T. Wells and which agreement has lapsed and terminated.

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Abstracter's Note: Judgments if any against Wm. T. Wells, are excepted from this Abstract.



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ARC

No. 9, (#32929)

CITY OF MELBOURNE,
STATE OF FLORIDA,
COUNTY OF BREVARD.

MUNICIPAL IMPROVEMENT

CERTIFICATE

Filed Aug. 23,
1926.

Book 3

Page 226 Liens

\$ 91.20

Sewerage Lien No. 905

The City of Melbourne, Brevard County, Florida, hereby certifies that a certain piece, parcel or tract of land, situate within the corporate limits and described as follows:

Lot 12 Block "A"

Plat of W. T. Wells Map No. 4, P.B. 1, Pg. 159

is indebted to the City of Melbourne for an assessment for Municipal improvement benefitting the above described property in the sum of \$ 91.20, which said assessment has been properly authorized by the City Commission of said City of Melbourne on the 2nd day of April A. D. 1926, a copy of this Certificate having been filed as a lien against said property in the records of Brevard County, Florida. The improvement for which this lien upon the above described property is claimed being for the construction and installation of a Municipal Sewerage Disposal system upon which or parts thereof said property abuts, the said municipal sewerage disposal system having been completed on the 15th day of July A. D. 1925.

Whereby by virtue of Chapter 9021 of the laws of Florida, Acts of the Legislature of 1921 and all amendments thereto and of the Ordinances of the City of Melbourne duly passed, the City of Melbourne has authorized the payment of the above described lien to the City of Melbourne, Florida in ten (10) equal annual payments maturing one, two, three, four, five, six, seven, eight, nine and ten years from the 20th day of October A. D. 1925 with interest at 8% per annum payable annually against said lien, now therefore:

The City of Melbourne, Brevard County Florida, hereby guarantees the principal and interest of this Certificate and in the case of non-payment of the interest or principal by the owner of the above described real estate, the same shall be redeemed by the City of Melbourne, which redemption, however, shall not in any way discharge the lien or assessment against the property described herein.

In case of non-payment of any installment of principal or interest due on this Certificate, the holder and owner hereof is entitled to consider the whole principal as immediately due and payable with interest to date at the rate aforesaid.

IN WITNESS WHEREOF THE City of Melbourne, Florida has caused these presents to be signed by the fac-simile signature of the Mayor of said City and the City Clerk and its common seal to be impressed as of the 20th day of October A. D. 1925.

(Corporate Seal, City of
Melbourne, Florida)

(Signed) Clyde G. Trammell
Mayor of the City of Melbourne,
Florida.
C. E. Shull
City Clerk and Tax Collector of
the City of Melbourne Florida.

929

ARC

No. 10, (#32930)

CITY OF MELBOURNE,
STATE OF FLORIDA,
COUNTY OF BREVARD.

MUNICIPAL IMPROVEMENT
CERTIFICATE

Filed Aug. 23,
1926.
Book 3
Page 227 Liens
\$ 91.20

Sewerage Lien No. 906

The City of Melbourne, Brevard County, Florida, hereby certifies that a certain piece, parcel or tract of land, situate within the corporate limits and described as follows:

Lot 14 Block "A"

Plat of W. T. Wells Map No. 4 P.B. 1, Pg. 159

is indebted to the City of Melbourne for an assessment for Municipal improvement benefitting the above described property in the sum of \$ 91.20, which said assessment has been properly authorized by the City Commission of said City of Melbourne on the 2nd day of April A. D. 1926, a copy of this Certificate having been filed as a lien against said property in the records of Brevard County, Florida. The improvement for which this lien upon the above described property is claimed being for the construction and installation of a Municipal Sewerage Disposal system upon which or parts thereof said property abuts, the said municipal sewerage disposal system having been completed on the 15th day of July A. D. 1925.

Whereby by virtue of Chapter 9021 of the laws of Florida, Acts of the Legislature of 1921 and all amendments thereto and of the Ordinances of the City of Melbourne duly passed, the City of Melbourne has authorized the payment of the above described lien to the City of Melbourne, Florida in ten (10) equal annual payments maturing one, two, three, four, five, six, seven, eight, nine and ten years from the 20th day of October A. D. 1925 with interest at 8% per annum payable annually against said lien, now therefore:

The City of Melbourne, Brevard County Florida, hereby guarantees the principal and interest of this Certificate and in the case of non-payment of the interest or principal by the owner of the above described real estate, the same shall be redeemed by the City of Melbourne, which redemption, however, shall not in any way discharge the lien or assessment against the property described herein.

In case of non-payment of any installment of principal or interest due on this Certificate, the holder and owner hereof is entitled to consider the whole principal as immediately due and payable with interest to date at the rate aforesaid.

IN WITNESS WHEREOF THE City of Melbourne, Florida has caused these presents to be signed by the fac-simile signature of the Mayor of said City and the City Clerk and its common seal to be impressed as of the 20th day of October A. D. 1925.

(Corporate Seal, City of
Melbourne, Florida)

(Signed) Clyde G. Trammell
Mayor of the City of Melbourne,
Florida.
C. E. Shull
City Clerk and Tax Collector of
the City of Melbourne Florida.

No. 11, (#32931)

CITY OF MELBOURNE,
STATE OF FLORIDA,
COUNTY OF BREVARD.

MUNICIPAL IMPROVEMENT
CERTIFICATE

Filed Aug. 23,
1926.
Book 3
Page 227 Liens
\$ 91.20

Sewerage Lien No. 907

The City of Melbourne, Brevard County, Florida, hereby certifies that a certain piece, parcel or tract of land, situate within the corporate limits and described as follows:

Lot 16 Block "A"

Plat of W. T. Wells Map No. 4 P.B. 1, Pg. 159

is indebted to the City of Melbourne for an assessment for Municipal improvement benefitting the above described property in the sum of \$ 91.20, which said assessment has been properly authorized by the City Commission of said City of Melbourne on the 2nd day of April A. D. 1926, a copy of this Certificate having been filed as a lien against said property in the records of Brevard County, Florida. The improvement for which this lien upon the above described property is claimed being for the construction and installation of a Municipal Sewerage Disposal system upon which or parts thereof said property abuts, the said municipal sewerage disposal system having been completed on the 15th day of July A. D. 1925.

Whereby by virtue of Chapter 9021 of the laws of Florida, Acts of the Legislature of 1921 and all amendments thereto and of the Ordinances of the City of Melbourne duly passed, the City of Melbourne has authorized the payment of the above described lien to the City of Melbourne, Florida in ten (10) equal annual payments maturing one, two, three, four, five, six, seven, eight, nine and ten years from the 20th day of October A. D. 1925 with interest at 8% per annum payable annually against said lien, now therefore:

The City of Melbourne, Brevard County Florida, hereby guarantees the principal and interest of this Certificate and in the case of non-payment of the interest or principal by the owner of the above described real estate, the same shall be redeemed by the City of Melbourne, which redemption, however, shall not in any way discharge the lien or assessment against the property described herein.

In case of non-payment of any installment of principal or interest due on this Certificate, the holder and owner hereof is entitled to consider the whole principal as immediately due and payable with interest to date at the rate aforesaid.

IN WITNESS WHEREOF THE City of Melbourne, Florida has caused these presents to be signed by the fac-simile signature of the Mayor of said City and the City Clerk and its common seal to be impressed as of the 20th day of October A. D. 1925.

(Corporate Seal, City of
Melbourne, Florida)

(Signed) Clyde G. Trammell
Mayor of the City of Melbourne,
Florida.
C. E. Shull
City Clerk and Tax Collector of
the City of Melbourne Florida.

No. 12,
CITY OF MELBOURNE,
STATE OF FLORIDA,
COUNTY OF BREVARD.

MUNICIPAL IMPROVEMENT
CERTIFICATE

Filed Aug. 23,
1926.
Book 3
Page 228 Liens
\$ 91.20

Sewerage Lien No. 908

The City of Melbourne, Brevard County, Florida, hereby certifies that a certain piece, parcel or tract of land, situate within the corporate limits and described as follows:

Lot 18 Block "A"

Plat of W. T. Wells Map No. 4, P.B. 1, Pg. 159

is indebted to the City of Melbourne for an assessment for Municipal improvement benefitting the above described property in the sum of \$ 91.20, which said assessment has been properly authorized by the City Commission of said City of Melbourne on the 2nd day of April A. D. 1926, a copy of this Certificate having been filed as a lien against said property in the records of Brevard County, Florida. The improvement for which this lien upon the above described property is claimed being for the construction and installation of a Municipal Sewerage Disposal system upon which or parts thereof said property abuts, the said municipal sewerage disposal system having been completed on the 15th day of July A. D. 1925.

Whereby by virtue of Chapter 9021 of the laws of Florida, Acts of the Legislature of 1921 and all amendments thereto and of the Ordinances of the City of Melbourne duly passed, the City of Melbourne has authorized the payment of the above described lien to the City of Melbourne, Florida in ten (10) equal annual payments maturing one, two, three, four, five, six, seven, eight, nine and ten years from the 20th day of October A. D. 1925 with interest at 8% per annum payable annually against said lien, now therefore:

The City of Melbourne, Brevard County Florida, hereby guarantees the principal and interest of this Certificate and in the case of non-payment of the interest or principal by the owner of the above described real estate, the same shall be redeemed by the City of Melbourne, which redemption, however, shall not in any way discharge the lien or assessment against the property described herein.

In case of non-payment of any installment of principal or interest due on this Certificate, the holder and owner hereof is entitled to consider the whole principal as immediately due and payable with interest to date at the rate aforesaid.

IN WITNESS WHEREOF THE City of Melbourne, Florida has caused these presents to be signed by the fac-simile signature of the Mayor of said City and the City Clerk and its common seal to be impressed as of the 20th day of October A. D. 1925.

(Corporate Seal, City of
Melbourne, Florida)

(Signed) Clyde G. Trammell
Mayor of the City of Melbourne,
Florida.
C. E. Shull
City Clerk and Tax Collector of
the City of Melbourne Florida.

No. 13, (#32919)
CITY OF MELBOURNE,
STATE OF FLORIDA,
COUNTY OF BREVARD.

MUNICIPAL IMPROVEMENT
CERTIFICATE

Filed Aug. 23,
1926.
Book 3
Page 221 Liens
\$ 653. 60

Sewerage Lien No. 892

The City of Melbourne, Brevard County, Florida, hereby certifies that a certain piece, parcel or tract of land, situate within the corporate limits and described as follows:

Lot Block 3

Camps Plat of Melbourne P B 1-54

is indebted to the City of Melbourne for an assessment for Municipal improvement benefitting the above described property in the sum of \$ 653.60, which said assessment has been properly authorized by the City Commission of said City of Melbourne on the 2nd day of April A. D. 1926, a copy of this Certificate having been filed as a lien against said property in the records of Brevard County, Florida. The improvement for which this lien upon the above described property is claimed being for the construction and installation of a Municipal Sewerage Disposal system upon which or parts thereof said property abuts, the said municipal sewerage disposal system having been completed on the 15th day of July A. D. 1925.

Whereby by virtue of Chapter 9021 of the laws of Florida, Acts of the Legislature of 1921 and all amendments thereto and of the Ordinances of the City of Melbourne duly passed, the City of Melbourne has authorized the payment of the above described lien to the City of Melbourne, Florida in ten (10) equal annual payments maturing one, two, three, four, five, six, seven, eight, nine and ten years from the 20th day of October A. D. 1925 with interest at 8% per annum payable annually against said lien, now therefore:

The City of Melbourne, Brevard County Florida, hereby guarantees the principal and interest of this Certificate and in the case of non-payment of the interest or principal by the owner of the above described real estate, the same shall be redeemed by the City of Melbourne, which redemption, however, shall not in any way discharge the lien or assessment against the property described herein.

In case of non-payment of any installment of principal or interest due on this Certificate, the holder and owner hereof is entitled to consider the whole principal as immediately due and payable with interest to date at the rate aforesaid.

IN WITNESS WHEREOF THE City of Melbourne, Florida has caused these presents to be signed by the fac-simile signature of the Mayor of said City and the City Clerk and its common seal to be impressed as of the 20th day of October A. D. 1925.

(Corporate Seal, City of
Melbourne, Florida)

(Signed) Clyde G. Trammell
Mayor of the City of Melbourne,
Florida.
C. E. Shall
City Clerk and Tax Collector of
the City of Melbourne Florida.

No. 14,
Tax Collector, Brevard
County, Florida,
to
I. Otto.

Report of Tax Sale. \$55.71
Certificate #1565.
Dated June 7, 1926,
Sold under name of Fred Fisher
as owner, N 100 ft of Lot 1 N.

100 ft of E 10 ft of Lot 4 Block 6, Plat of Melbourne Secs. 2
and 3, T 28 R. 37 E.

Redeemed by Wm. T. Wells Jan. 25, 1928.

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No. 15,
William T. Wells and Nora
S. Wells, his wife, of
City of Melbourne, Brevard
County, Florida,

Warranty Deed. \$400.00

Dated March 20, 1916,

Filed May 12, 1916.

Book 68 page 180

Conveys Lot 22 and the South part

to

Indian River Lumber and Supply
Company a corporation of said
State, doing business at
Melbourne, Brevard County,
Florida.

of Lot 23, being that part of Lot

23 lying west of and overlapping

and adjoining Lot 22, all in Block

A, in W. T. Wells Subdivision,

Section 3, Tp. 28, S. R. 37 E. in the Town of Melbourne, County

of Brevard, State of Florida, as marked and delineated on Plat

#4 of said addition on record in the office of Clerk of Circuit

Court of said County of Brevard, State of Florida.

Note: This Deed is noted herein as an Exhibit .

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No. 16-a

IN RE THE PETITION

PETITION.

to

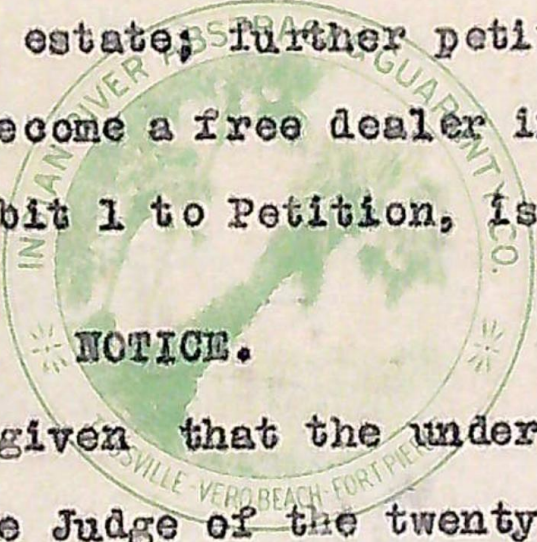
Filed Oct. 23, 1929.

NORA S. WELLS to be
adjudged a free dealer,

IN THE CIRCUIT COURT TWENTY THIRD
JUDICIAL CIRCUIT, IN AND FOR BREVARD
COUNTY, FLORIDA. IN CHANCERY.

This is the Petition of Mrs. Nora
S. Wells by Hull, Landis & Whitehair, her Solicitors, representing
that she is a married woman, the wife of William T. Wells, and a
resident of Melbourne, Brevard County, Florida; further represent-
ing that she is the owner of property in Brevard County, Florida,
and that Petitioner is capable, competent and able to take charge
of, and manage her own estate, further petitioning the Court to
grant her license to become a free dealer in all respects.

Appended, as Exhibit 1 to Petition, is Proof of Publication
as follows:



Notice is hereby given that the undersigned NORA S. WELLS
intends to apply to the Judge of the twenty third Judicial Circuit
of Florida, in and for Brevard County, by petition to be filed in
said Court on Wednesday, the 23rd day of October, A. D. 1929, for
a license to manage, take charge of and control her property and
to become a free dealer in every respect.

Dated at Melbourne, Florida, this 21st day of September,
A. D. 1929.

(Signed)

NORA S. WELLS.

HULL, LANDIS & WHITEHAIR,
Solicitors for Petitioner.

No. 16-a Con'td. (Ct. Ct. Files.)
Sept. 24, Oct. 1, 8, 15, 22 (Tuesdays)

STATE OF FLORIDA
BREVARD COUNTY

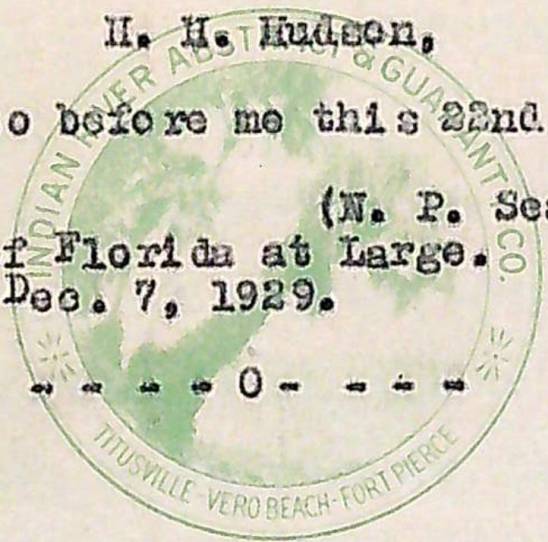
Before me, a Notary Public in and for said County and State personally appeared H. H. Hudson, Publisher of the STAR ADVOCATE, a weekly newspaper printed and published in Titusville, Brevard County, Florida, who, first being duly sworn, says the advertisement, a copy of which is hereto attached, was published in said STAR ADVOCATE once a week for 5 consecutive weeks, upon dates as follows:

Sept. 24, Oct. 1, 8, 15, 22, 1929.

H. H. Hudson,

Sworn and subscribed to before me this 23rd day of Oct. 1929.

Leland S. Howell, (N. P. Seal)
Notary Public, State of Florida at Large.
My Commission expires Dec. 7, 1929.



No. 16-b

IN RE THE PETITION

of

NORA S. WELLS, to be
adjudged a free dealer.

Order.

Dated Oct. 23, 1929,

Filed Oct. 23, 1929.

(Book 25, page 436 Ch. C. #3306)
IN CIRCUIT COURT TWENTY THIRD
JUDICIAL CIRCUIT IN AND FOR BREVARD
COUNTY, FLORIDA, IN CHANCERY.

Orders that the above matter be and it is hereby referred to W. S. Collins, Esq., to take testimony and report as to the qualifications of Mrs. Nora S. Wells to take charge of and manage her own estate and property and to become a free dealer.

Said Special Master on Nov. 4, 1929 filed his report and copy of testimony of Mrs. Nora S. Wells and two supporting affidavits as to her qualifications, and said Special Master finding

No. 16-b Cont'd (Book 25, page 436 Ch. 0.)

that Petitioner, Mrs. Nora S. Wells is competent, capable and qualified to take care of her own property and to become a free dealer in every respect.

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No. 16-c

IN RE THE PETITION

OF

NORA S. WELLS to be
adjudged a free dealer.

DECREE.

Dated Nov. 4, 1929,

Filed Nov. 4, 1929.

Book 25, page 460, Ch. 0.

IN CIRCUIT COURT, TWENTY THIRD
JUDICIAL CIRCUIT, IN AND FOR
BREVARD COUNTY, FLORIDA,
IN CHANCERY.

Recites hearing of above matter, and

Decrees that the said Master's Report be and the same is hereby approved and confirmed and that the said Nora S. Wells be and she is hereby licensed to manage, take charge of and control her property and estate, to contract and be contracted with, to sue and be sued, and to bind herself in all respects as fully as if she were unmarried, and to become a free dealer in every respect as authorized by the statutes of the State of Florida.

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No. 16-d

STATE OF FLORIDA
BREVARD COUNTY.

AFFIDAVIT OF PUBLICATION

Filed Dec. 10, 1929.

Book 26, page 84, Ch. 0. #8459

Before me, a Notary Public in and for said County and State, personally appears H. H. Hudson, Publisher of the STAR ADVOCATE, a weekly newspaper printed and published in Titusville, Brevard County, Florida, who first being duly sworn, says the advertisement, a copy of which is hereto attached, was published in said STAR ADVOCATE once a week for 5 consecutive weeks, upon dated as follows:

Nov. 8, 15, 22, 29 Dec. 6, 1929.

H. H. Hudson.

Sworn and subscribed to before me this 6th day of Dec. 1929.

Leland S. Howell

Notary Public for the State of Florida at large
My commission expires Dec. 7, 1929. (N. P. SEAL)

Note: Appended to the above is newspaper clipping of Decree noted in Item next preceding.

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No. 17,

W. T. Wells,

to

The Public.

Plat.

Filed May 17, 1927.

Book 7, page 10.

This is W. T. Wells Plat No. 5,

Being a Subdivision of a portion

of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 3, T. 28 S. R. 37 E; and a Resubdivision of portions of Map No. 3 and Map No. 4 of W. T. Wells' Subdivision of Melbourne in Sections 2 and 3 T. 28 S. R. 37 E; and a Resubdivision of a portion of Block A. of Metcalf's Addition to Melbourne in Section 3, T. 27 S. R. 37 E. In Melbourne, Brevard County, Florida.

Scale : 1 inch = 100 feet.

Surveyed and Platted April 1927

B. F. Johnston Civil Engineer, Melbourne, Florida.

DESCRIPTION OF LANDS EMBRACED BY THIS PLAT.

A-- A portion of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec. 3, T. 28 S. R. 37 E. in Brevard County, Florida, and more particularly described as follows:

Beginning at an iron pipe at the NW corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec. 3, T. 28 S. R. 37 E. thence East along the Tp. line 1079.9 feet; thence S 1° 15' W along West side of Lake Street 285.25 feet; thence along North side of Palm Avenue 1188° 45' W 200 feet; thence S 1° 15' S 800.6 ft. to North side of Fee Ave; thence along the South boundary of said NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Sec. 3, N 88° 45' W 808 ft. to the SW corner of said NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Sec. 3; thence N 2° 21' W 1139.25 feet to the Beginning.

B-- Resubdivision of the following Parcels, designated a, b, c:

a- All of Blk. 9, except Lots numbered 1 to 16 (inclusive) of Map No. 3 W. T. Wells Subdivision of Melbourne. (filed in Plat Book 1, page 158, Brevard County, Records)

b-- The following Lots and Blks. of Map No. 4 W. T. Well's Subdivision of Melbourne. (filed in Plat Book 1, page 159 Brevard County Records): (1) - Lots 17 and 18 in Block J. (2) All of Block N (3) All of Block A except Lot 22 and except that part of Lot 23 between Lot 22 and the F. E. C. Railroad. (4) All of Block 3.

c-- Lots 1 and 2 and a strip of land 30' feet wide lying between Lot 1 and the Tp. Line in Block A of Metcalf's Addition to Melbourne (filed in plat Book 1 Page 49, Brevard County Records)

No. 17, Con. (Book 7, page 10 Plats.)

DEDICATION.

Know All Men by These Presents:

That we, F. C. Powell and Florence E. Powell his wife, and: W. T. Wells, and Nora Stanford Wells his wife, lawful owners of the above described lands, have caused said lands to be surveyed, Platted and subdivided into Blocks and Lots, as shown hereon, and do hereby adopt and Dedicate this Plat of said Lands to be known as W. T. Wells' Plat No. 5 and do hereby dedicate the Streets, Alleys Avenues and Roads and 6 ft walkway shown hereon, to the perpetual use of the Public.

In testimony whereof we have herewith set our hands this 29th day of April, 1927.

Ernest H. Every,
T. M. Simmons,
Witnesses.

William T. Wells (Seal)

Nora Stanford Wells, (Seal)

F. C. Powell (Seal)

State of Florida)
County of Brevard) SGT. Florence E. Powell, (Seal)

I hereby certify that on this day personally appeared before me a Notary Public in and for the State and County aforesaid, W. T. Wells and Nora Stanford Wells, his wife and F. C. Powell and Florence E. Powell, his wife, all, well known to me, and known to me to be the persons described in and who executed the foregoing Dedication of W. T. Wells' Plat No. 5, and jointly acknowledged the execution of same to be their free act and deed; and the said Nora Stanford Wells, wife of the said W. T. Wells, and the said Florence E. Powell, wife of the said F. C. Powell each upon an examination made by me, separate and apart from her said husband acknowledged that she executed said Dedication, for the purposes therein set forth, freely and voluntarily and without any constraint, compulsion, apprehension, or fear of, or from her said husband.

In testimony whereof witness my hand and official Seal this 29th day of April 1927.

G. M. Simmons,
Notary Public.

State of Florida at large,
My Commission expires August 7, 1928.

(N. P. Seal)

ENGINEER'S CERTIFICATE.

I hereby certify that the above described lands have been recently surveyed, platted, and subdivided by me; and that the above Plat entitled "W. T. Wells Plat No. 5" correctly represents said lands as so surveyed by me, to the best of my knowledge and belief. and that permanent Reference Monuments have been placed on said lands as indicated hereon by the initials P.R.M., according to Law.
Melbourne, Florida, April 25, 1927.

B. F. Johnston,
Registered Engineer, State of Florida.

Approved by the Commissioners of the City of Melbourne, Florida, this 6th day of May 1927.

Commissioners of the City of Melbourne, Florida. (Dole D. Ernsberger, Chairman.
(H. M. Jernigan, Member,
(David Peel, Member.

C. C. Shull, City Clerk.

No. 18, (Book 7, page 17 #42820)
 The City of Melbourne

Official Atlas.

Brevard Co., Fla.,

Dated Sept. 28, 1927

to

Filed Oct. 12, 1927.

The Public.

Abstracter's Note: This Atlas is composed of a series of Maps embracing the Subdivisions and Resubdivisions within the corpor-

ate limits of the City of Melbourne, among which are the following:

- | | |
|---|------------------------------------|
| Camp's Plat of Melbourne | Nieman Heights |
| Riverside Drive | Indian River Bluff No. 1 |
| Indian Crest | Indian River Bluff No. 2 |
| Magnolia Park | Indian River Bluff No. 3 |
| Carolina Court | Woodlawn Park |
| Suncrest | Morningside Addition |
| Babcock's Subdivision | Shadowlawn No. 1 |
| Magnolia Heights | Shadowlawn No. 2 |
| West Highland Addition | East Magnolia Park |
| Johnson & Rodes Subd. | Country Club Colony |
| Palm Avenue Gardens | Country Club Colony, Business Add. |
| Ransom's Subdivision | W. T. Wells' Map No. 3 |
| Ransom's ReSubdivision | W. T. Wells' Map No. 4 |
| Palm Terrace | W. T. Wells' Map No. 5 |
| Armstrongs Subdivision | Isbertha Lawn |
| Platt's Subdivision | E. D. Rhodes' Subdivision |
| Platt's Resubdivision | Strawbridge Subdivision |
| Powell's Subdivision | Marwell Resubdivision |
| Powell's Resubdivision | Harland Subdivision |
| Metcalf's Subdivision | Spottswood & Solana Subd. |
| Lathrop's Subdivision | Stones ADDITION |
| Lathrop's Addition | Stone's Subdivision |
| Country Club Colony | Palm Gardens |
| Goode Park Terrace | Powell-Henley Resubdivision |
| Lindsay's Subdivision | Myles Estate |
| Orange Park | Hallwood Place |
| Hedges Subd | Burgess Plat (unrecorded) |
| Meyers Addition | Club Manor |
| Greenwood | Hopkins |
| Riverview Heights | Vista Grande |
| Riverview Estates | Duerbecks Subdivision |
| Sunset Park | Sunny Pines |
| Farview | Huntington Terrace |
| F. C. Powells Subd of | Brevard County Memorial Cemetery |
| SE $\frac{1}{2}$ of SW $\frac{1}{2}$ 11-28-37 | Part of Valentine Estates |
| F. C. Powells Subd of | This Plat also indicates acreage |
| N $\frac{1}{2}$ of NW $\frac{1}{4}$ 14-28-37 | within said Corporate Limits. |
| F. C. Powells Subd of part Lot 4, 11-28-37. | |



The Lots contain "Assigned Residence numbers shown in red ink"; the numbers for Lot or Lots under search being as follows: See photostat copy of said Map.

Appended is certified copy of Resolution of City Commission of City of Melbourne adopting said Atlas as the Official Atlas for said City. Said Resolution among other -----

No. 18, Con.

things adopts the Maps and Plats of the Subdivisions shown on said Atlas, and the Sections, divisions of said City contained therein, and sets forth "That all official numbers of lots, and the names of all streets, alleys, lots, tracts, public ways, parks, parkways, and the designation of all numbers on said plat of whatever kind and nature, the character of which is indicated thereby, be and the same are hereby approved and adopted.

Provides that in all matters relating to taxation, levies or assessment, and the creation of liens of any kind whatsoever, land shall be described by reference to lot, or block or tract as shown on the Plats and subdivisions contained in the Atlas, - but as to improvements on such lots "the same shall be designated as indicated on the plat in said Atlas showing the same", and that permits relative to building and Plumbing inspection shall refer to the Atlas as last above mentioned.

On checking a list of the Subdivisions mentioned as included in the Atlas we find that the area of the following Subdivisions, though not specifically mentioned, is included in the Plats shown in the Atlas, to-wit:

"Comstock" Plat of Melbourne, which numbered the lots in Block 28, and subdivisions of part of Block 25, (not numbered on Camps Plat):

Carolina Tract Addition (Carolina Court being a Resubdivision of only part of said Addition).

Paine Harrington Addition.

Resubdivision of Blocks 25, 26 and 27 Recorded in Plat Book 1, page 55, and A. Henley Resubdivision of part of Block 25 as shown in Plat Book 2, page 115.

Block C as shown on original Plat of South Melbourne (1-59).

Block numbers not shown as to Powells Subdivision of Lots 8 to 12 of Stone's Addition to South Melbourne.

Metcalf's (unrecorded) Subdivision in SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Sec. 2-28-37. No "Stones Subdivision" is found of record here. The Plat in Book 3, page 41 subdivides land in Section 5.

Metcalf's (unrecorded) Plat of part of Wright Brothers tract in SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Sec. 3-28-37.

Section line between N $\frac{1}{2}$ of Section 2 & 3, Tp. 28-37, is not according to Field Notes.

The following mentioned Plats are not mentioned or shown:

Re-plat of Block 12, (Book 4, page 13) Melbourne showing the closing of an alley as provided by ordinance.

Maple Court, (Plat 4-22) a Subdivision of Lot 15, of Johnson & Rodes Subdivision.

Subdivision of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Sec. 3-28-37 while indicated as to original lots, and shown as to Hallwood Place, is not numbered N. of Melbourne Avenue as to the original Lots.

(Unrecorded) Plat of Pine Park, a subdivision of S $\frac{1}{2}$ of S $\frac{1}{2}$ of SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Sec. 14-28-37.

(Unrecorded) Plat of Powells Resubdivision of Lots 14, 15 & 16 of Stone's Addition of South Melbourne.

No. 19.

William T. Wells,
Complainant,

vs.

The City of Melbourne,
Brevard County, Florida,
a municipal corporation,
Defendant,

Bill of Complaint.

Filed Jan. 21, 1927.

In Circuit Court of the Seventh
Judicial Circuit of Florida, in
and for Brevard County, Florida.

In Chancery.

This is a Bill of Complaint seeking to have cancelled as null and void, for reasons stated at length in the Bill, the Melbourne Improvement Liens heretofore noted in this Abstract, and in Block 3 as relating to land under search in Block "A", and other liens on other lands.

Recites, among other things:

"7. Complainant shows that he is the owner in fee simple of the said several lots assessed by the foresaid ordinance, to-wit:

Lien No.	Owner	Lot	Block
892	W. T. Wells		3
903	W. T. Wells,	20	A
904	W. T? Wells	22	A
905	W. T. Wells,	12	A
906	W. T. Wells	14	A
907	W. T. Wells	16	A
908	W. T. Wells,	18	A

(And other liens on other lands):

Abstracter's Note: For the reason that order, as noted in next item, dismissed the Bill, we do not set out this suit more fully. See also deed noted in Item 6 of this Continuation, said to have been given in full settlement of the liens relating to Lots in Block "A".

No. 19.

William T. Wells,
Complainant,

vs.

The City of Melbourne,
Brevard County, Florida,
a municipal corporation,
Defendant,

Bill of Complaint.

Filed Jan. 21, 1927.

In Circuit Court of the Seventh
Judicial Circuit of Florida, in
and for Brevard County, Florida.

In Chancery.

This is a Bill of Complaint seeking to have cancelled as null and void, for reasons stated at length in the Bill, the Melbourne Improvement Liens heretofore noted in this Abstract, as relating to land under search in Block "A", and in Block 3, and other liens on other lands.

Recites, among other things:

"7. Complainant shows that he is the owner in fee simple of the said several lots assessed by the foresaid ordinance, to-wit:

Lien No.	Owner	Lot	Block
892	W. T. Wells		3
903	W. T. Wells,	20	A
904	W. T. Wells	22	A
905	W. T. Wells,	12	A
906	W. T. Wells	14	A
907	W. T. Wells	16	A
908	W. T. Wells,	18	A

(And other liens on other lands):

Abstracter's Note: For the reason that order, as noted in next item, dismissed the Bill, we do not set out this suit more fully. See also deed noted in Item 6 of this Continuation, said to have been given in full settlement of the liens relating to Lots in Block "A".

No. 20

Wm. T. Wells,
Complainant,

vs.

The City of Melbourne,
Brevard County, Flo.
Defendant.

Order of Dismissal.
Book 14, Page 84, Ch. O.
Filed and recorded Apr. 11, 1927

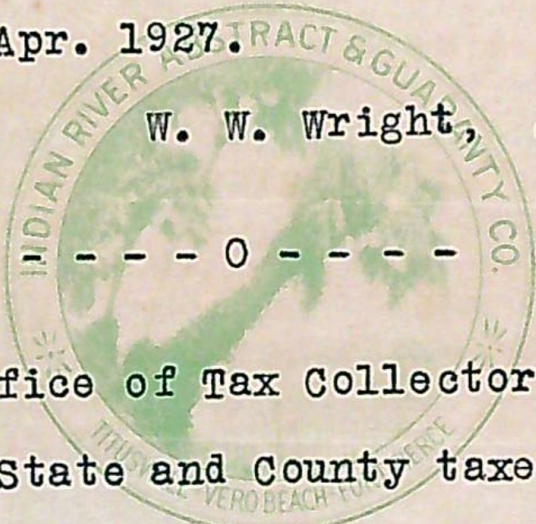
In Circuit Court, Seventh Judicial Circuit of Florida. In Chancery.

The Complainant, Wm. T. Wells,
having petitioned the Court

for leave to dismiss the Bill of Complaint filed in the above stated cause, and the Court being fully advised in the premises, it is ORDERED, that said Bill of Complaint be dismissed upon payment, of costs by Complainant.

This the 4 day of Apr. 1927.

W. W. Wright, Judge.



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No. 21.

The records in office of Tax Collector of Brevard County, Florida show that the State and County taxes for the year 1929 have been paid on land under search.

We suggest inquiry as to the payment of municipal taxes and assessments for municipal improvements.

The taxes for the year 1930 became by law a lien on said land on Jan. 1, 1930, but are not yet assessed, and are not payable until on or after Nov. 1, 1930.

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(See also next page)

No. 22. CHAPTER 10870 --(No. 848).

ACTS OF 1925, LEGISLATURE OF FLORIDA.

AN ACT Declaring all Proceedings Taken by the City Council of the City of Melbourne, Florida, in Passing an Ordinance on January 15, 1925, to Annex Certain Territory Contiguous to said City, and all proceedings Relating to said Annexation, Void and of no Effect, Also Enlarging, Extending, Establishing, and Redefining the Corporate Limits of the said City of Melbourne a Municipal Corporation, Situate in Brevard County, Florida. BE It Enacted by the Legislature of the State of Florida:

Section 1. All acts, doings and proceedings of the City Council of the City of Melbourne, Florida, in passing and enacting an ordinance on the 15th day of January A. D. 1925, to annex territory, contiguous to the City of Melbourne, Florida, and all proceedings relating to the Annexation of said territory pursuant to or in connection with said ordinance, are hereby declared to be null and void.

Section 2. That the corporate limits of the City of Melbourne, Florida, are hereby enlarged and extended so as to include in and compose the corporate limits of said City all the territory lying within and defined by the following boundaries, to-wit: Beginning at the NW corner of the SW $\frac{1}{4}$ of Sec. 28, Tp. 27 S.R. 37 E, thence run South along the West boundary of said Sec. 28 to the SW corner of said section, thence S. along the W. boundary of Sec. 33 Tp. 27, S. R. 37 E. to the SW corner of said section, thence E. along the Township line which divides Tp. 27, S. R. 37 E. and Tp. 28 S.R. 37 E. to the NW corner of Sec. 4, Tp. 28, S. R. 37 E, thence S. along the W. boundary of Sec. 4, 9 and 16 to the SW corner of the NW $\frac{1}{4}$ of said Sec. 16, Tp. 28, S. R. 37 E., Thence E. through the center of said Sec. 16 to the $\frac{1}{4}$ Section post on the E. boundary of said Sec. 16 thence E. through the center of Sec. 15, Tp. 28, S. R. 37 E., to the $\frac{1}{4}$ Section post on the E. boundary of said Sec. 15, thence E. through the center of Sec. 14 Tp. 28, S. R. 37 E., to the $\frac{1}{4}$ Section post on the E. boundary of Sec. 14, thence E. through Government Lot 1, Sec. 13, Tp. 28 S.R. 37 E., on the projection Eastward of the center line of Sec. 14 to the channel of the Indian River. Thence Northwesterly along the Government Channel of Indian River to the intersection of said channel with the projection eastward of the S. Boundary of the N $\frac{1}{2}$ of Sec. 27 Tp 27 S. R. 37 E., thence W. along the S. boundary of the N $\frac{1}{2}$ of said Sec. 27, to the $\frac{1}{4}$ section post of the W. boundary of said section 27, thence W. through the center of Sec. 28, Tp. 27, S. R. 37 E., to the point of beginning, and being situate in Brevard County, Florida, and said territory lying within said boundaries as redefined is hereby established as corporate limits of said City of Melbourne, Florida. SECTION 3.-That the said City of Melbourne, Florida is hereby given and granted all public property, lots, franchises, easements, streets, roads and public highways now located and dedicated, acquired laid out, platted or conveyed to the public in all the territory described in Sec. 2 of this act. SECTION 4.- That all the ordinances of said City of Melbourne, and all laws heretofore passed by the Legislature of the State of Florida, relating to said City, and all laws which now or may hereafter constitute its charter, shall apply to and have the same force and effect in all the territory described in Sec. 2 of this Act as if all of such territory had been a part of the City of Melbourne at the time of the passage and approval of such laws and ordinances.

SECTION.-5. This Act shall take effect immediately upon its becoming a Law.

Approved June 2, 1925.

IN RE FEDERAL JUDGMENTS.

Accompanying search No. 20655.

We hereby certify that we have made a search as to judgments, bankruptcies and income tax liens as recorded in records of United States Courts at Jacksonville, Tampa, Miami and Key West and do not find of record any such instruments affecting the title to land under search, other than herein ^{before} noted, entered to and including the 10th day of May A. D. 1930, under the following mentioned names, to-wit:

1. Strobhar, Henrietta E.
2. Wells, William T.
3. Hogg, James T
4. Barnes, William C.
5. Wells, Nora Stanford.

INDIAN RIVER ABSTRACT & GUARANTY CO.,

BY

W. G. Conkling
Pres.

