

Deed Book C, pages 638-640, County of Volusia, Clerk of the Court, Records Management Center, Deland, Florida.

This Indenture made the 17th day of January in the Year of our Lord one thousand eight hundred and seventy seven, Between Thomas W Lund and Mary M Lund his wife of the County of Duval and State of Florida of the first part and Henry T Titus of Volusia County State of Florida of the second part, Witnesseth, That the Said parties of the first part for and in Consideration of the Sum of Five Hundred Dollars lawful money of the United States of America to them in hand paid by the Said party of the Second part at or before the Ensealing and delivery of these presents. The receipt whereof is hereby acknowledged have granted bargain, sold aliened remised, released Conveyed and Confirmed and by these presents do grant, bargain sell, alien, remise, release, Convey and Confirm unto the Said party of the Second part and his heirs and assigns, forever, all that Certain lot tract or parcel of land lying and being in the County of Volusia and State of Florida at a place Commonly known as Titusville or Sand Point on Indian River and being a part of Lot One, Section Three, Township Twenty two, South of Range Thirty five East and Consisting of all that tract or portion of land sold by Henry T Titus et uxer to F. F. Harris: and by the Said Harris et uxer to the Said Land except so much as is embraced in the following boundaries, to Wit: first beginning at a point on Indian River where the south line of Main Street intersects Said River, thence along Said Main Street in a Westerly direction to the point of intersection of Main Street and Washington Avenue, thence along Washington Avenue in a Southerly direction a distance of Two hundred and twenty-five feet, thence in an Easterly direction by a line drawn perpendicular to said Washington Avenue, to the point of intersection of said line with Indian River, thence along Indian River to the point of beginning, said portion hereby Conveyed Containing Eight acres more or less and the said portion so reserved containing two (2) acres more or less.

Together with all and singular the rights, members privileges advantages tenements, hereditments, and appurtenances, thereto belonging or in anywise appertaining, and the revision and revisions, 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 of [*sic*] the Said parties 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 party of the Second part his heirs and assigns, to his own proper use, benefit and behoof forever. And the Said parties of the first part for themselves their heirs, executors and administrators, do covenant promise and agree to and with the said party of the Second part, his heirs and assigns, that the Said parties of the first part, at the time of the sealing and delivery of these presents, were 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 and have good right, full power and lawful authority to grant, bargain, sell and convey the Same in Manner and form aforesaid. And that the Said party 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 parties of the first part their 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 unencumbered of and from all

former and other grants titles, charges, estates, judgments assessments, and encumbrances of what nature and kind soever excepting taxes and a mortgage in the aforesaid Real Estate in favor of one Charles Gill the principal of which is Six Hundred Dollars, and except the warehouse erected on Said land by Aveilhe & Co to which the parties of the first part do not undertake to Convey title

And to the Said parties of the first part, for themselves and their heirs, the above described and hereby granted and released premises, and every part and parcel thereof with the appurtenances unto the Said party of the Second part, his heirs and assigns, against the Said parties of the first part and their 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 parties of the first part have hereunto set their hands and Seals the day and year first above Written

Signed Sealed and delivered in presence

F. F. Harris
William H. Sharpe

Thos W Lund (seal)
Mary M Lund (seal)

State of Florida
County of

Know all Men by these Presents, that I Mary M Lund wife of the above named Thomas W Lund do by these presents made and executed by me Separate and apart from My Said husband, and in presence of J P Varnum and ____ 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 ____ in and to the lands in the Said Conveyance 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 twenty third day of January AD one thousand Eight hundred and Seventy Seven.

Jno P Varnum

Mary M Lund (Seal)

State of Florida
County of Volusia

To All Whom it May Concern: Be it Known that on this Twenty Third day of January AD 1877 personally appeared before me a Notary Public of the State of Florida, the above named Mary M Lund to me well known as the wife of T W Lund 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 Mary M Lund did then and there make and execute the foregoing acknowledgement, her name being with her own hand Subscribed, and her Seal affixed in My presence

Witness my hand and Seal, at Titusville Florida the day and year above written

J P Varnum (Seal)
Notary

State of Florida
County of Volusia

On this day personally appeared before Me Thomas M Lund to me well known as the the person described in and who executed the foregoing deed of Conveyance and acknowledged that he executed the Same for the purpose therein express: whereupon it is prayed that the Same may be recorded

In Witness Whereof, I have hereunto affixed my hand and Seal, this Twenty third day of January AD 1877

John P Varnum (Seal)
Notary Public State of Fla

(Filed and Recorded April 4th 1877
John W. Dickins Clerk)