

THIS WARRANTY DEED OF CONVEYANCE, executed this Fourth day  
of December, in the year of our Lord One Thousand Nine Hundred and 17,  
by and between The Southern Bank & Trust Company, as Trustee,  
of Dade County, Florida, of the first part, and  
The City of Miami Beach, of Dade County, Florida.

of the second part, Witnesseth: that the said party of the first part, for and in consideration of  
the sum of Ten Dollars and other valuable considerations DOLLARS,  
lawful money of the United States of America, to it 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, by these presents do give, grant, bargain, sell, alien, enfeoff, remise, release,  
convey, and confirm unto the said party of the second part, and its <sup>successors</sup> ~~heirs~~, that certain  
property in the County of Dade and State of Florida, ~~described as follows:~~ and City of  
Miami Beach (formerly Town of Miami Beach) more particularly de-  
scribed as follows: Bounded on the East by the Atlantic Ocean,  
on the North by the Richard Carney Tract, on the West by Ocean  
Drive, and on the South by the Edmund Wilson Tract, together with  
all common law riparian rights now vested in the grantor, said  
tract of land above described contain approximately twenty acres.

This deed is executed in accordance with the provisions  
of that certain deed dated November 6, 1915, from The Ocean Beach  
Realty Company, party of the first part, to The Southern Bank &  
Trust Company, as Trustee, party of the second part, as it appears  
of record in Deed Book 145 at Page 202, of the Public Records of  
Dade County, Florida, and in pursuance of a certain written contract  
in said deed specifically mentioned and for the purpose of carry-  
ing out the true intent and meaning of said deed and contract.

The property herein conveyed to the Town of Miami Beach  
is conveyed exclusively for park purposes, and shall never be used  
for commercial or residential purposes, and should the Town of  
Miami Beach at any time abandon said property as park property, or  
use the same for commercial or residential purposes, then in such  
event, all right, title and interest vested in the Town of Miami  
Beach shall immediately terminate and the legal title thereto shall  
immediately be revested in The Southern Bank & Trust Company as  
Trustee for The Ocean Beach Realty Company.







STATE OF FLORIDA )  
COUNTY OF DADE )

Before me, the undersigned authority, on this day personally appeared J. E. Lummus, President, and T. E. James, Secretary of The Southern Bank & Trust Company, a corporation under the laws of the State of Florida, to me well known to be the persons described in and who executed the foregoing conveyance to the City of Miami Beach, and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and that said instrument is the act and deed of said corporation as Trustee.

IN TESTIMONY WHEREOF, Witness my hand and seal of office, this the 4th day of December, 1917.

*H. H. Taylor*  
Notary Public State of Florida.  
My commission expires 11/24/1919

State of \_\_\_\_\_  
County of \_\_\_\_\_

EE:

I, an officer authorized to take acknowledgments of Deeds, hereby certify that \_\_\_\_\_

personally known to me to be the individual \_\_\_\_\_ described in, and who executed, the foregoing instrument, and that said individual \_\_\_\_\_ this day acknowledged before me that \_\_\_\_\_ executed said instrument.

Witness my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, A. D. 191\_\_\_\_\_

at \_\_\_\_\_, in said County and State.



*Miami Beach*

11151 **WD 13**

*- Summers Park*  
**Warranty Deed**

FROM  
The Southern Bank & Trust Co.  
as Trustee

TO  
*City*  
Town of Miami Beach

Dated *Dec. 4* A. D. 1917

ABSTRACT OF DESCRIPTION

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**RECORD VERIFIED**

STATE OF FLORIDA, }  
COUNTY OF DADE, } ss:

This instrument was filed for record this  
*24* day of *Dec* 1917  
and duly recorded in Book *176*  
of *Deeds*  
on page *26*

**RECORD VERIFIED.**  
*Ben Shepard*  
**Z. T. MERRITT,**  
Clerk Circuit Court.

By *E. B. Lutterman*  
Deputy Clerk.

The Hefty Press, Miami

*+ 78 2 00'*







13

September 21st, 1915.

Regular meeting of the Board of Aldermen of the Town of Miami Beach was held in the office of The Ocean Beach Realty Company, and the following aldermen were present: President Thos. J. Pancoast and Aldermen H. H. Piler, C.H. Perry, W.E. Horton and F.C.B. LeGro. Minutes of the previous meeting were read and approved.

A communication from Mr. Carl G. Fisher relative to fire extinguisher war read, and on motion of Alderman LeGro same was referred to Committeeman on Fire.

The following communication from the different property owners of the Town of Miami Beach, was read.

Town of Miami Beach, August- - - -, 1915.

TO THE TOWN COUNCIL OF MIAMI BEACH.

Whereas The Ocean Beach Realty Company is the owner of the following tract of land, to-wit:

Bounded on the East by the Atlantic Ocean, on the North by the Richard Carney tract, on the West by Ocean Drive, and on the South by the Edmund Wilson tract, containing approximately Twenty (20) acres.

And whereas the Ocean Beach Realty Company have offered to sell and deed the same to the Town of Miami Beach for a park, upon the Town of Miami Beach entering into a contract with The Ocean Beach Realty Company to pay therefor the sum of Ten Dollars (\$10.00) per front foot, payable on or before twenty (20) years from date hereof, with interest thereon at five per cent. (5%) per annum from January 1st, 1917.

And whereas that The Ocean Beach Realty Company further agree to plant said strip of land to bermuda grass and care for the same until January 1st, 1917, free of charge to the Town of Miami Beach.

NOW, THEREFORE, we, the undersigned property owners of the Town of Miami Beach hereby respectfully petition the Town Council of the Town of Miami Beach to purchase the above described tract of land for park purposes, and dedicate the same to the use of the public as a park, in accordance with the offer of The Ocean Beach Realty Company.

Signed:

S. Debe Dean	W. E. Nerten	H. S. Sands
H. E. Hall	C. C. Asten	Effie Price
Casper Hefty	C. H. Perry	Ivan S. Janson
B. F. Martie	B. J. Sheppard	M. A. Milan
W. H. McDonald	John C. Gramling	G. A. Douglass
Rebt. J. S. Johnson	Eva Walters	A. B. Sanders
S. A. Balcher	Georgia B. Lumma	Jas. H. Gilman
Wilson Robinson	Edgar S. Wells	F. O. Bandle
C. J. Martin	J. P. Conrad	The Bandle Investment Co
A. J. Bandle	Bertha Hansen	J. D. Mitchell
W. B. Moore	Dade Realty Co	Miami Finance & Investment Co
L. D. Llewellyn	H. H. Mundy	J. W. H. Maginnis
H. G. Sewell	J. T. Blackman	The Tropical Trades Co
S. M. Fatus	G. H. Deaker	J. K. Dera
O. S. Baker	B. F. Wells	I. H. Willis
A. H. Adams	R. H. Wilson	A. E. Marvin
John A. Walsh	A. K. Smith	Lula J. Lumma
August Geiger	L. E. Blackman	Biscayne Navigation Co
J. C. Baile	F. H. Wharthen	J. I. Gwin
John L. North	L. B. Boyd	Homer Benton
E. B. Cantier	C. A. Muller	Rebt. E. Wells
J. W. Harper	P. L. Tucker	C. Benton Dean
Walter S. Herrow	J. Frances Leffen	W. H. Labell
P. J. Pepper	C. G. Smeak	Mable Viola Brown
Avery C. Smith	Edgar S. Webb	Gertrude Westgaard
W. H. Collins	A. T. Carter	Dade County Title Insurance & Trust Co
J. L. Hinson	J. P. Jauden	F. B. Jauden
Fred Hand	H. Erighan	J. J. Hinson
M. L. Spalding	Thos. H. Frederick	W. J. Brown
Edyth Shisler	Marie Holmar	H. R. Chase
Max Kopf	D. L. Wilson	J. D. Girtman
H. H. Piler	F. A. P. Jones	Dan Hardie
E. W. Newlin	Mary M. Knott	Ocean Beach Amusement Co
F. J. Pratt	W. A. Leffen	Mrs Josephine E. Pratt
Mrs. L. E. Katsch	W. S. Gramling	E. N. Webb
H. B. Wells	Ma. M. Mettair	Rebt. C. Jackson
Erlan H. Wilcox	Rose Cannett	Kitty Marion Gear
Jas. E. McGraw	Mamie E. Morgan	C. M. Nelson
J. H. Clark	Mrs. Thos. Wood	Geo. A. Parnach
R. W. Parsons	Myrtle E. Kilberna	J. H. Kilberna
Ida Hansen Grove	C. J. Dedson	Erlow Wilcox
Val C. Cleary		

The following communication from The Ocean Beach Realty Company was read:

TO THE TOWN COUNCIL OF THE TOWN OF MIAMI BEACH, FLORIDA.

Gentlemen: Whereas it has been brought to our attention that numerous petitions have been signed and filed with your Honorable Body, requesting you to purchase from our Company a tract of land as follows to-wit:



Lying, being and situated in the Town of Miami Beach, in Dade County, Florida, bounded on the East by the Atlantic Ocean, on the North by the Richard Carnay tract, on the West by Ocean Drive, and on the South by the Edmund Wilson tract.

said tract containing approximately twenty (20) acres; and

Whereas, The Ocean Beach Realty Company is desirous of assisting the petitioners, in so far as possible, in having said property purchased and set aside as a permanent park for the Town of Miami Beach, the said The Ocean Beach Realty Company hereby makes the following proposition to the Town of Miami Beach, as follows, to-wit:

The Ocean Beach Realty Company will sell to the Town of Miami Beach, upon land contract, the tract of land described above, which said tract has a frontage upon the Atlantic Ocean of 4120 feet, for the sum of Forty Thousand Dollars, (\$40,000.00) which said sum shall be payable on or before twenty (20) years from the date hereof, with interest thereon at the rate of 5% per annum from January 1st, 1917. In case this proposition is accepted, The Ocean Beach Realty Company obligate and bind themselves to plant the strip of land above described in bermuda grass and care for same until January 1st, 1917, free of charge to the Town of Miami Beach; after said date the Town of Miami Beach to assume all responsibility for the upkeep of said park.

In case the Town of Miami Beach see proper to accept this proposition, we request that an ordinance be passed accepting said proposition, and authorizing the Mayor and the Town Clerk to enter into a formal contract with our Company purchasing said property, and authorizing the Mayor and Clerk in the Town of Miami Beach to execute and deliver with said contract a note due on or before twenty (20) years after date of said contract, which said note shall bear interest from January 1st, 1917, at 5% per annum.

In making this proposition, it is distinctly understood and agreed that The Ocean Beach Realty Company are selling this land to the Town of Miami Beach for much less than its real value; it being understood that a part of the consideration upon which said sale is based is that said land shall be perpetually used and dedicated as park purposes, and should the Town of Miami Beach at any time divert or attempt to divert said property for other purposes or offer same for sale for residential or commercial purposes, then in such event all rights that may be vested in the Town of Miami Beach under this proposition, or under any contract or deed that may be entered into hereafter shall immediately become null and void, and the title shall immediately re-vest in The Ocean Beach Realty Company.

Respectfully submitted,

THE OCEAN BEACH REALTY COMPANY,

By

Signed J. A. McDonald, President.

On motion of Alderman Ledre the following Ordinance was placed upon its first reading:

"AN ORDINANCE PROVIDING FOR THE PURCHASE OF A PUBLIC PARK, PROVIDING THE TERMS OF PAYMENT AND AUTHORIZING THE MAYOR AND TOWN CLERK TO EXECUTE LAND CONTRACTS AND PERMISSORY NOTE FOR THE PURCHASE PRICE THEREOF."

On motion of Alderman LeGre the above Ordinance, as read, was placed upon its second reading by title only.

On motion of Alderman Norton the Clerk was authorized to have the necessary tax books printed.

There being no further business on motion of Alderman Filer the meeting adjourned to meet on its regular meeting night on October 5th, 1915.

*Thos J. Paucoast*  
President of Council.

attest:

*J. J. Anova*  
Town Clerk.



WD-238

FORM 53 PH (1) 5:04  
OFF REC 8210 PG 458

# This Indenture,

1-893.10  
1893  
10  
60

5/16/73  
B. G. ...  
M. G. ...

Made this 3rd day of APRIL, A. D. 1973, Between  
MARCOS GESUNDHEIT, joined by FLORENCE GESUNDHEIT, his wife  
of the County of Dade, in the State of Florida, part of the first part, and  
CITY OF MIAMI BEACH, a Florida municipal corporation  
of the County of Dade, in the State of Florida, whose post office address is  
part 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, Dollars, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to the said party of the second part, its ~~personal~~ representatives and assigns forever, the following described land, situate, and being in the County of Florida, to-wit:

Lots 1 through 6, both inclusive, in Block 1 of FRIEDMAN AND COPE SUBDIVISION of EDMUND WILSON TRACT, according to the Plat thereof, as recorded in Plat Book 4, at Page 83 in the Public Records of Dade County, Florida; together with riparian rights appurtenant thereto, subject nevertheless to each of the following:

1. Taxes for the year 1972 and subsequent years (the Grantor having granted the Grantee credit for the payment of 1972 taxes).
2. Zoning ordinances of appropriate governmental authority.
3. All rights of the public.
4. No warranties are given with regard to title to land above described, if any, lying between the Atlantic Ocean and the most inland of the natural line of vegetation, bluff, the most extreme high water line, the bulkhead line, or any other line which has been or may hereafter be legally established as relating to the rights of the public.
5. The rights, if any, of the United States government under its powers relating to navigation and commerce.
6. That certain lien of the Grantee recorded in ORB 7366, at Page 65 in the Public Records of Dade County, Florida.
7. Such restrictions, reservations, easements and prior dedications to the City of Miami Beach as may appear of public record.

And the said parties of the first part do 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 hands and seal the day and year first above written.

Signed, sealed and delivered in the presence of:  
*Joseph H. Clancy*  
*Walter ...*

*Marcos Gesundheit* L.S.  
MARCOS GESUNDHEIT  
*Florence Gesundheit* L.S.  
FLORENCE GESUNDHEIT

STATE OF FLORIDA,  
COUNTY OF DADE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared MARCOS GESUNDHEIT, joined by FLORENCE GESUNDHEIT, his wife,



RAMCO FORM 5 (PHOTO)

# Warranty Deed

STATUTORY  
F. S. 689.02

RECORDED IN OFFICIAL RECORDS BOOK  
OF DADE COUNTY, FLORIDA.  
RECORD VERIFIED  
**RICHARD P. BRINKER,**  
CLERK CIRCUIT COURT

To

1 5 6 4 5 5

DADE COUNTY 0 6 7 8 2 7

STATE OF FLORIDA  
DOCUMENTARY STAMP TAX  
DEPT. OF REVENUE

FLORIDA

DEPT. OF REVENUE APR-3'73 P.B. 10832

894.10

1 5 6 4 5 6

DADE COUNTY 0 6 7 8 2 8

STATE OF FLORIDA  
DOCUMENTARY STAMP TAX  
DEPT. OF REVENUE

FLORIDA

DEPT. OF REVENUE APR-3'73 P.B. 10832

999.00

1 5 6 4 5 6

DADE COUNTY 0 6 7 8 2 9

STATE OF FLORIDA  
DOCUMENTARY STAMP TAX  
DEPT. OF REVENUE

FLORIDA

DEPT. OF REVENUE APR-3'73 P.B. 11027

168.00

1 5 6 4 5 6

DADE COUNTY 0 6 7 8 2 0

STATE OF FLORIDA  
DOCUMENTARY STAMP TAX  
DEPT. OF REVENUE

FLORIDA

DEPT. OF REVENUE APR-3'73 P.B. 11027

999.00

DADE COUNTY 0 6 7 8 2 7

STATE OF FLORIDA  
DOCUMENTARY STAMP TAX  
DEPT. OF REVENUE

FLORIDA

DEPT. OF REVENUE APR-3'73 P.B. 11027

999.00

DADE COUNTY 0 6 7 8 2 8

STATE OF FLORIDA  
DOCUMENTARY STAMP TAX  
DEPT. OF REVENUE

FLORIDA

DEPT. OF REVENUE APR-3'73 P.B. 11027

999.00

DADE COUNTY 0 6 7 8 2 9

STATE OF FLORIDA  
DOCUMENTARY STAMP TAX  
DEPT. OF REVENUE

FLORIDA

DEPT. OF REVENUE APR-3'73 P.B. 11027

999.00

DADE COUNTY 0 6 7 8 2 0

STATE OF FLORIDA  
DOCUMENTARY STAMP TAX  
DEPT. OF REVENUE

FLORIDA

DEPT. OF REVENUE APR-3'73 P.B. 11027

999.00



44-738

RESOLUTION NO. 73-13879

WHEREAS, the City Council of the City of Miami Beach, Florida, deems it to be necessary for the welfare of said City and the inhabitants thereof to acquire for public parks and recreational purposes the following described parcel of land situate, lying and being in Miami Beach, Dade County, Florida, to wit:

LOTS 1 through 6, BLOCK 1, FRIEDMAN AND COPE SUBDIVISION OF EDMUND WILSON TRACT, Plat Book 4, page 83 (commonly known as the "Shoreham-Norman" property);

NOW, THEREFORE, BE IT DULY RESOLVED BY THE CITY COUNCIL OF THE CITY OF MIAMI BEACH, FLORIDA, that it is necessary that the fee simple title to the above described property be acquired for use for public parks and recreational purposes, as hereinabove described for the benefit of said City and its inhabitants; and

BE IT FURTHER RESOLVED, by the City Council of the City of Miami Beach, Florida, that S. Z. Bennett, American Institute of Appraisers, the City's real estate consultant, be and he is hereby authorized, empowered, and directed to negotiate with the owners of the hereinabove described parcels of land, and to determine if an agreement regarding the consideration and other provisions for the sale and purchase thereof can be reached and to present such proposed agreement with the owners to the City Council; and

BE IT FURTHER RESOLVED, by the City Council of the City of Miami Beach, Florida, that in the event that the City Council is advised that such agreement cannot be reached, the City Attorney be and he is hereby authorized and directed to institute the necessary legal proceedings in the name of said City in the exercise of its right of eminent domain for the condemnation of said parcels for the purpose hereinabove set forth.

PASSED and ADOPTED this 17th day of January 1973.

Oliver Haef  
Mayor

Attest:

Ruth B. Douleau  
City Clerk - Finance Director

by Suzanne Polzehl  
Deputy