

Prepared by:  
Jo-Ann Webster  
Security First Title Partners of the Treasure Coast, LLC  
1201 19th Place, Building A, Suite 320  
Vero Beach, Florida 32960

File Number: TC08012

### General Warranty Deed

Made this February 28, 2008 A.D. By **John J. Parran, Jr.,** as Trustee of the **John J. Parran Trust dated December 27, 2006**, whose address is: C/O Rick Fein 6210 Ceder Crossing Lane, Cincinnati, OH 45230, hereinafter called the grantor, to **John R. Rodimer and Mary Lou Rodimer, husband and wife**, whose post office address is: 10 Douglas Dr., Rockaway, NJ 07866, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Indian River County, Florida, viz:

Unit P-12, PELICAN POINTE OF SEBASTIAN III, a Condominium, together with an undivided interest in the common elements, according to the Declaration Of Condominium thereof, recorded in Official Records Book 753, Page(s) 1860, as amended from time to time, of the Public Records of Indian River County, Florida.

Parcel ID Number: 31-39-21-00005-1600-00012/0

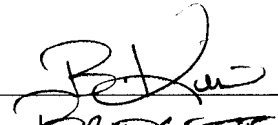
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

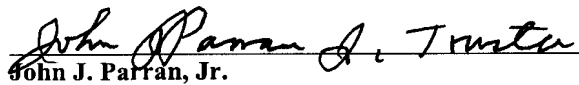
**To Have and to Hold**, the same in fee simple forever.

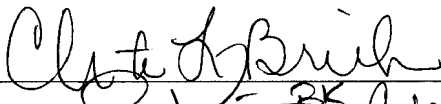
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2007.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

  
\_\_\_\_\_  
Witness Printed Name BRIDGETTE KEIRN

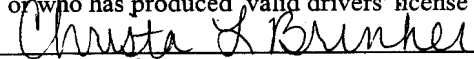
 (Seal)  
John J. Parran, Jr.  
Address: C/O Rick Fein 6210 Ceder Crossing Lane, Cincinnati, OH 45230

  
\_\_\_\_\_  
Witness Printed Name Christa Brinker

see below (Seal)

State of Ohio  
County of Hamilton

The foregoing instrument was acknowledged before me this 28 day of February, 2008, by John J. Parran, Jr., as Trustee of the John J. Parran Trust dated December 27, 2006, who is/are personally known to me or who has produced valid drivers' license as identification.

  
Notary Public  
Print Name: Christa Brinker  
My Commission Expires: 7-2-2012



**CHRISTA L. BRINKER**  
**NOTARY PUBLIC-OHIO**  
**MY COMMISSION EXPIRES 7-2-2012**

PELICAN POINTE OF SEBASTIAN III - A CONDOMINIUM  
5885 Marina Drive  
Sebastian Fl 32958

Give to ?  
AT CLOSING

APPLICATION FOR APPROVAL OF SALE OR LEASE OF CONDOMINIUM UNIT  
(A \$50.00 Application Fee Must Accompany This Application)  
(If a lease, attach a copy of the executed lease)

Application Date 1/16/08 Rental or Resale Resale Fee Rec'd \$ 50.00 *JM*

Present Owner John P. Pappas Unit # P-12

Name of Applicant John & Mary Lou Rodimer

Name of Spouse \_\_\_\_\_

Current Address 5835-G Marina Dr Sebastian Tel# 772-388-2361

Present Occupation Real Estate Employer Prudential NY Properties  
*5448*

Employment Address 64 Diamond Springs Rd Danville N.T. 02834

Bank Reference Sun Trust Address of Bank Sebastian Fla

Personal References - Names, Addresses and Telephone Numbers:

1. Thomas & Ruth Whitbread 9700 N. Marina Dr
2. Evelyn Dresser 8711 N. Marina Dr
3. Maria Germaine 9720 N. Marina Dr

If a Lease, Rental Period from \_\_\_\_\_ to \_\_\_\_\_ (3month minimum)

I (we), in all respects, will abide by the Rules & Regulations as set forth in the Declaration of Condominium, By-laws and Amendments thereto, and certify that I (we) have read the attached Rules and Regulations of Pelican Pointe of Sebastian III and the Pelican Pointe Umbrella Association. Attention is drawn to Declaration of Condominium Section 18.1.2, which states that no unit may be occupied by more than two (2) persons per bedroom.

Applicant Signature John P. Rodimer Spouse Signature Mary Lou Rodimer

Note: If a resale, the purchaser is responsible for obtaining the copy of the governing documents from the seller. This set of documents contains the Declaration of Condominium, Articles of Incorporation, Bylaws, Declaration of Restrictions and other important documents of the Association.

APPROVED/DISAPPROVED For Pelican Pointe of Sebastian III - A Condominium

President Jack M. Wilson Date 1-25-08

Vice President or Secretary Flarene Kagenaki