

Prepared by/return to:
Adele T. Woodard, CLA
Premier Title Company, Ltd.
3055 Cardinal Drive, Suite 301
Vero Beach, FL 32963

Property Appraisers Parcel ID:
32-39-01-00010-0000-00007.0

SPACE ABOVE THIS LINE FOR RECORDING DATA

Trustee's Deed

This Trustee's Deed made this 31st day of July, 2008 between **PNC Bank, N.A., Frederick K. Baker, Jr., and Thomas M. Baker, as Successor Co-Trustees of The Frederick K. Baker Trust under Agreement dated December 23, 1988, as amended and restated**, whose post office addresses are set forth below, grantor, and **Sharon C. Northrup, a married person**, whose post office address is **141 Marvelle Road, Fayetteville, NY 13066**, grantee:

(Whenever used herein the terms 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees heirs and assigns forever, the following described land, situate, lying and being in **INDIAN RIVER** County, Florida, to-wit:

Lot 7, John's Island Plat 15, according to the map or plat thereof, as recorded in Plat Book 10, Page 29, of the Public Records of Indian River County, Florida, with changes, more particularly described as follows:

1. Beginning on the Northwest corner of said Lot 7, run North 89°03'00" East on the North boundary thereof a distance of 158.54 feet, and continue on the Easterly prolongation of said North boundary an additional 40.00 feet;
2. thence, run South 1°52'53" East, 160.00 feet to a point on the Easterly prolongation of the South boundary of Lot 7;
3. thence, run South 89°03'00" West on the Easterly prolongation of the said South line 45.00 feet, and continue on the said South line 141.09 feet to the Southwest corner of said Lot 7 and an intersection with Indian Lake Road, a 60 foot right-of-way, and a non-tangent curve;
4. thence, run Northwesterly 117.74 feet on the arc of a 759.70 foot radius non-tangent curve, concave to the West, through a central angle of 8°52'47", the chord to said curve bears North 6°30'45" West, 117.62 feet, to a point of reverse curvature;
5. thence, run Northwesterly 43.12 feet on the arc of a 240.30 foot radius curve, concave to the East, through a central angle of 10°16'53", the chord to said curve bears North 5°48'41" West, 43.07 feet, to the Point of Beginning.
6. Said land lying in Indian River County, Florida.

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 claiming by, through or under grantor.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his/her hand and seal on the day and year first above written.

**THE FREDERICK K. BAKER TRUST UNDER
AGREEMENT DATED DECEMBER 23, 1988,
as amended and restated**

BY:

PNC Bank, N.A.,
Successor Co-Trustee
3001 Ocean Drive, Suite 301
Vero Beach, FL 32963

By: Chris A. White SVP
Chris A. White, Senior Vice President

Cristine S. Vaccaro
Witness #1 Signature

Cristine S. Vaccaro
Witness #1 Printed Name

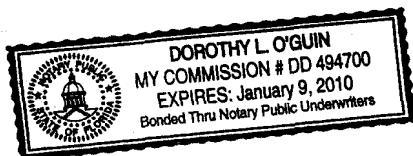
Dorothy L. O'Guin
Witness #2 Signature

DOROTHY L. O'GUIN
Witness #2 Printed Name

**STATE OF FLORIDA
COUNTY OF INDIAN RIVER**

The foregoing instrument was acknowledged before me this 30th day of July, 2008 by CHRIS A. WHITE, as the Senior Vice President of and on behalf of PNC Bank, N.A., one of the Successor Co-Trustees of The Frederick K. Baker Trust under Agreement dated December 23, 1988, as amended and restated, who is personally known to me or has produced
n/a as identification.

(Seal)



Dorothy L. O'Guin
Notary Public

Printed Notary Name

Kelly Walker
Witness #1 Signature

Kelly Walker
Witness #1 Printed Name

Christine M. Ready
Witness #2 Signature

Christine M. Ready
Witness #2 Printed Name

BY:

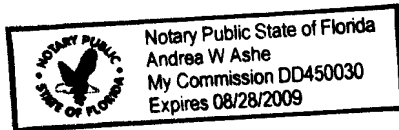
Frederick K. Baker Jr

Frederick K. Baker, Jr.
Successor Co-Trustee
115 Ashford Drive
Winter Springs, FL 32708

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 30th day of July, 2008 by FREDERICK K. BAKER, JR., as one of the Successor Co-Trustees of The Frederick K. Baker Trust under Agreement dated December 23, 1988, as amended and restated, who is personally known to me or has produced _____ as identification.

(Seal)



Andrea W. Ashe
Notary Public

Andrea W. Ashe
Printed Notary Name

Penelope A. Baker
Witness #1 Signature

Penelope A. Baker
Witness #1 Printed Name

Erika Nusslag
Witness #2 Signature

Erika Nusslag
Witness #2 Printed Name

BY:

Thomas M. Baker

Thomas M. Baker
Successor Co-Trustee
1330 Brighton Way
Newton Square, PA 19073

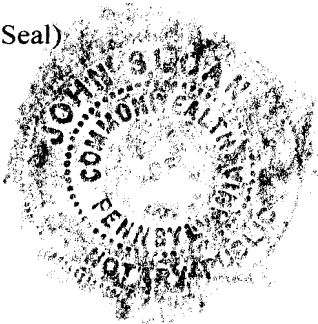
STATE OF PENNSYLVANIA
COUNTY OF Chester

The foregoing instrument was acknowledged before me this 26 day of July, 2008 by THOMAS M. BAKER, as one of the Successor Co-Trustees of The Frederick K. Baker Trust under Agreement dated December 23, 1988, as amended and restated, who is personally known to me or has produced driver's license as identification.

John Sloan
Notary Public

John Sloan
Printed Notary Name

(Seal)



COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
JOHN SLOAN, Notary Public
East Goshen Twp., Chester County
My Commission Expires Nov. 21, 2011

WAIVER OF RIGHT OF FIRST REFUSAL

BE IT HEREBY KNOW, that JOHN'S ISLAND PROPERTY OWNERS ASSOCIATION, a non-profit corporation, existing under the laws of the State of Florida, hereby and herewith waives and relinquishes its right of first refusal to purchase the following described property presently owned by:

PNC Bank FSB (TR) (TOK) c/o Marbin F. Poer & Co.

Which is being sold by said owner to

SHARON C. NORTHRUP

Property: Plat 15-Lot 7 - 761 Shady Lake Lane

This Waiver is for the sole purpose of waiving and relinquishing the aforementioned Association's right of first refusal in connection with the above mentioned proposed transaction and is not a waiver or relinquishment of its right of first refusal to purchase the above described property should anyone other than the above named proposed purchaser take title to the same or upon the subsequent sale of the property by its proposed purchaser.

IN WITNESS WHEREOF, JOHN'S ISLAND PROPERTY OWNERS ASSOCIATION, INC. has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its property officers thereunto duly authorized this 13 day of June, 2008.

JOHN'S ISLAND PROPERTY OWNERS ASSOCIATION, INC.

BY: Donald J. Greene

President

ATTEST: [Signature]

Asst Secretary

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this date, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared

Donald J. Greene, and

Debra H. Young

Personally known by me to be the () President and (Asst) Secretary, respectively, of the corporation named in the foregoing instrument, and that they severally acknowledged executing the same freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed there to is the true corporate seal of said corporation.

WITNESS my hand and official seal in the State and county aforesaid this

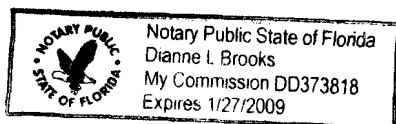
13

day of

June

, 2008.

(NOTARY SEAL)



Dianne L. Brooks
Notary Public, State of Florida at Large
My Commission expires:

Jan 27, 2009