

Record and return to preparer of instrument:

Christopher H. Marine, Esq.
979 Beachland Boulevard
Vero Beach, FL 32963

Recording:
Deed Stamps:
Total:

Property Appraiser's Identification Nos:
33-40-05-00026-0000-00004.0

WARRANTY DEED

THIS DEED Made the 15 day of September, 2008, by **Robert W. Feagles, Individually, and as Trustee of the Robert W. Feagles Revocable Trust dated April 29, 1993, as amended and restated**, whose address is 815 Royal Palm Place, Vero Beach, FL 32960, hereinafter called the GRANTOR, to **Ronald J. Rennick and Sandra Guzman Rennick, husband and wife**, whose address is P. O. Box 3282, Vero Beach, FL 32964, hereinafter called the GRANTEE:

(Wherever 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)

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:

Lot 4, Charleston Square Subdivision, according to the map or plat thereof, as recorded in Plat Book 11, Page 46, of the Public Records of Indian River County, Florida.

Subject to easements, restrictions, reservations and rights of way of record.

TO HAVE AND TO HOLD, the same in fee simple forever.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 the presence of:

Michelle Dale
Witness Printed Name: Michelle Dale

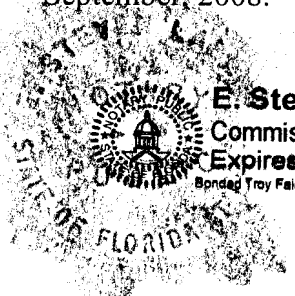
Rosanne Thompson
Witness Printed Name: Rosanne Thompson

Robert W. Feagles
Robert W. Feagles, Individually, and as Trustee of the Robert W. Feagles Revocable Trust dated April 29, 1993, as amended and restated

**STATE OF FLORIDA
COUNTY OF INDIAN RIVER**

The foregoing instrument was acknowledged this 12th day of September, 2008, by Robert W. Feagles, Individually and as Trustee of the Robert W. Feagles Revocable Trust dated April 29, 1993, as amended and restated, who is personally known to me or who has produced a drivers license as identification and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 12th day of September, 2008.



E. Steven Lauer
Commission # DD435800
Expires July 4, 2009
Sponsored by Troy Fein - Insurance, Inc 800-385-7019

E. Steven Lauer
Notary Public
Printed Name: E. STEVEN LAUER
Commission No.: _____
My Commission Expires: _____
(Notary Seal)


CERTIFICATE OF APPROVAL

KNOW ALL MEN BY THESE PRESENTS, that CHARLESTON SQUARE HOMEOWNERS ASSOCIATION, INC., a non-profit corporation, hereby approves the ownership of the following described property by RONALD J. RENNICK and SANDRA GUZMAN RENNICK, husband and wife, to wit:

Lot 4, CHARLESTON SQUARE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 11, page 46, of the public records of Indian River County, Florida.

IN WITNESS WHEREOF, CHARLESTON SQUARE HOMEOWNERS ASSOCIATION, INC., has caused this Certificate to be executed by its duly authorized officer this ___ day of September, 2008.

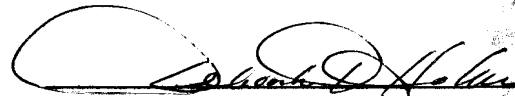
CHARLESTON SQUARE HOMEOWNERS ASSOCIATION, INC.

By: 
Lee LaPointe, President

(Corporate Seal)

STATE OF MAINE
COUNTY OF LACUNA

SWORN TO and subscribed before me this 10th day of September, 2008, by Lee LaPointe as President of Charleston Square Homeowners Association, Inc., a Florida non-profit corporation, who is personally known to me or X who has produced their driver's license as identification and who did take an oath.


Notary Public
Printed Name: DEBORAH D. HOLMES
Commission No.: _____ Notary Public, Maine
My Commission Expires November 16, 2009
My Commission Expires:
(Notary Seal)

WAIVER OF RIGHT OF FIRST REFUSAL

BE IT HEREBY KNOWN, that CHARLESTON SQUARE HOMEOWNERS ASSOCIATION, INC., 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 Robert W. Feagles as Trustee of the Robert W. Feagles Revocable Trust dated April 29, 1993, as amended and restated, and which his being sold by said owner to Ronald J. Rennick and Sandra Guzman Rennick, husband and wife:

Lot 4, CHARLESTON SQUARE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 11, page 46, of the public records of Indian River County, Florida.

This waiver is for the sole purpose of waiving and relinquishing the aforementioned Association's right of first refusal in connection with the abovementioned 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 the proposed purchaser.

IN WITNESS WHEREOF, CHARLESTON SQUARE HOMEOWNERS ASSOCIATION, INC., has caused these presents to be executed in its name and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this __ day of September, 2008.

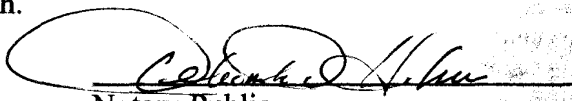
CHARLESTON SQUARE HOMEOWNERS ASSOCIATION, INC.

By: 
Lee LaPointe, President

(Corporate Seal)

STATE OF MAINE
COUNTY OF LINCOLN

SWORN TO and subscribed before me this 10th day of September, 2008, by Lee LaPointe as President of Charleston Square Homeowners Association, Inc., a Florida non-profit corporation, __ who is personally known to me or X who has produced their driver's license as identification and who did take an oath.


Notary Public
Printed Name: DEBORAH D. HOLMES
Commission No.: _____ Notary Public, Maine
My Commission Expires: November 16, 2009
(Notary Seal)