

This Document Prepared By and Return to:
Gloria Guzman Thomas
Lawyers Title Agency
2905 Ocean Drive
Vero Beach, FL 32963

Parcel ID Number: 31-39-23-00020-0800-00202.0

Warranty Deed

13,405.00

This Indenture, Made this 25th day of September, 2008 A.D., Between Kenneth W. Zeuner and Jean B. Zeuner, husband and wife

of the County of Indian River, State of Florida, grantors, and Mary Pat Armstrong and Sally Patricia Armstrong Conrod, as Trustees of the Armstrong Orchid Island Trust dated August 2, 2008 whose address is: 95A Roxborough Street East, Toronto, Ontario, CANADA M4W1V9

of the ~~Country of~~ Province of Ontario, ~~State of~~ Country of Canada, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Indian River State of Florida to wit:

Unit 202, Building 80, THE OCEAN CLUB II AT ORCHID ISLAND, A CONDOMINIUM, according to the Declaration of Condominium thereof, recorded in Official Records Book 1254, Page 1890, of the Public Records of Indian River County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to December 31, 2007.

RETURN TO:
LAWYERS TITLE AGENCY
BEACH

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Gloria Guzman Thomas
Printed Name Gloria Guzman Thomas
Witness

Kenneth W. Zeuner (Seal)
Kenneth W. Zeuner
P.O. Address: 101 Laurel Oaks Lane, Vero Beach, FL 32963

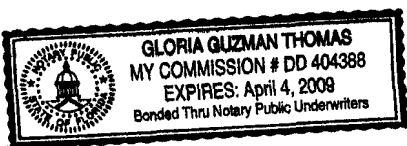
Kimberly A. Adkins
Printed Name: Kimberly A. Adkins
Witness

Jean B. Zeuner (Seal)
Jean B. Zeuner
P.O. Address: 101 Laurel Oaks Lane, Vero Beach, FL 32963

STATE OF Florida
COUNTY OF Indian River

The foregoing instrument was acknowledged before me this 25th day of September, 2008 by Kenneth W. Zeuner and Jean B. Zeuner, husband and wife

who are personally known to me or who have produced their Florida driver's license as identification.



Gloria Guzman Thomas
Printed Name: Gloria Guzman Thomas
Notary Public
My Commission Expires:

**CONSENT/WAIVER OF RIGHT OF FIRST REFUSAL
OF
OCEAN CLUB II AT ORCHID ISLAND CONDOMINIUM ASSOCIATION, INC.**

In accordance with Article 13.1, of the Declaration of Condominium for Ocean Club II at Orchid Island Condominium Association, Inc. as recorded in Official Records Book 1217, Page 2498, Public Records of Indian River County, Florida, the Board of Directors of the Ocean Club at Orchid Island Condominium Association, Inc. hereby certifies to receipt of the notice required by this section and consents to the sale of the following-described real property from:

Kenneth W. Zeuner and Jean B. Zeuner
(Seller)

to

**Mary Pat Armstrong and Sally Patricia Armstrong Conrod, as Trustees
of The Armstrong Orchid Island Trust dated August 2, 2008**
(Purchaser)

Unit No. 202, Building 80, OCEAN CLUB II AT ORCHID ISLAND, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1254, Page 1890, Public Records of Indian River County, Florida.

TOGETHER WITH the exclusive use of Parking Spaces 5 and 6, Golf Cart Space 3, and Storage Space N/A, in accordance with the Declaration of Condominium.

IN WITNESS WHEREOF, the undersigned subscriber of this document has set his hand and seal as of the 22 day of September, 2008.

**OCEAN CLUB II AT ORCHID ISLAND
CONDOMINIUM ASSOCIATION, INC.**

By: [Signature]

Print Name: J. ROMAYO

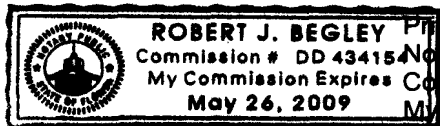
Its: PRESIDENT
(Title)

(Corporate Seal)

**STATE OF FLORIDA
COUNTY OF INDIAN RIVER**

The foregoing instrument was acknowledged before me this 22 day of September, 2008, by J. Robb Mayo, as PRESIDENT of Ocean Club II at Orchid Island Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. He is personally known to me , or has provided _____ as identification.

[Signature: Robert J. Begley]



Print Name: _____
Notary Public - State of Florida
Commission No. _____
My Commission Expires: _____

**CONSENT/WAIVER OF RIGHT OF FIRST REFUSAL
OF
ORCHID ISLAND GOLF & BEACH COMMUNITY ASSOCIATION, INC.**

In accordance with Article XIII, Section 15, of the Declaration of Covenants, Conditions and Restrictions for Orchid Island Golf & Beach Community as recorded in Official Records Book 839, Page 372, Public Records of Indian River County, Florida, the Board of Directors of Orchid Island Golf & Beach Community Association, Inc. hereby certifies to receipt of the notice required by this section and consents to the sale of the following described real property from:

Kenneth W. Zeuner and Jean B. Zeuner
(Seller)

to

**Mary Pat Armstrong and Sally Patricia Armstrong Conrod, as Trustees
of The Armstrong Orchid Island Trust dated August 2, 2008**
(Purchaser)

Condominium Unit 202, Building 80, together with the exclusive use of Parking Space's 5 & 6 and Golf Cart Space 3, The Ocean Club II at ORCHID ISLAND, a condominium, recorded in O.R. Book 1254, Page 1890 of the Public Records of Indian River County, Florida

By execution hereof, the Association further waives its right of first refusal in accordance with said Declaration.

IN WITNESS WHEREOF, the undersigned subscriber of this document has set his hand and seal as of the 5th day September, 2008.

**ORCHID ISLAND GOLF & BEACH
COMMUNITY ASSOCIATION, INC.**

By: [Signature]
Printed Name: REID JOHNSON
Its: President

(Corporate Seal)

**STATE OF FLORIDA
COUNTY OF INDIAN RIVER**

The foregoing instrument was acknowledged before me this 5th day of September, 2008, by Reid Johnson as President of Orchid Island Golf & Beach Community Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who is personally known to me or has shown the following identification _____



[Signature]
Print Name: Jewriem S Bell
Commission No: DD800197
My Commission Expires: 6/23/2012