

Prepared by and return to:

Steven Elkin
Attorney at Law
Frank, Weinberg & Black, P.L.
7805 SW 6 Court
Plantation, FL 33324
954-474-8000
File Number: 7556.240
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 21st day of November, 2008 between 1727 A1A PROPERTIES, LLC, a Florida Limited Liability Company whose post office address is 1700 Park Lane South, Suite 3, Jupiter, FL 33458, grantor, and WILLIAM G. DREW, a married man whose post office address is 8 Lakeshore North, New Fairfield, CT 06812, 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 of 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 grantee's heirs and assigns forever, the following described land, situate, lying and being in Indian River County, Florida to-wit:

Unit 107 of 1727 A1A CONDOMINIUM, according to the Declaration of Condominium thereof, recorded in Official Records Book 2011, Page 1311, of the Public Records of Indian River County, Florida, as amended and/or supplemented from time to time.

Parcel Identification Number: 33-40-05-00033-0000-00107/0

Subject to taxes for 2008 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

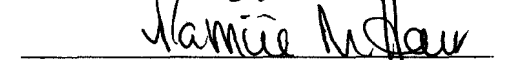
To Have and to Hold, the same in fee simple forever.

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, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: STEVEN C. ELKIN


Witness Name: Patricia M. Hart

1727 A1A PROPERTIES, LLC, a Florida Limited Liability Company

By: 
NICHOLAS AMARO, Manager

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 21st day of November, 2008 by NICHOLAS AMARO, Manager of 1727 A1A PROPERTIES, LLC, on behalf of said firm. He/she is personally known or has produced a driver's license as identification.

[Notary Seal]

Patricia M. Hart

Notary Public

Printed Name: Patricia M. Hart

My Commission Expires: _____



CERTIFICATE OF APPROVAL
WAIVER OF RIGHT OF FIRST REFUSAL
AND STATEMENT OF ASSESSMENT

In reference to:

Unit 107, of 1727 A1A CONDOMINIUM, according to the Declaration of Condominium thereof, recorded in Official Records Book 2011, at Page 1311, of the Public Records of Indian River County, Florida, as amended and/or supplemented from time to time.

The undersigned officers of 1727 A1A Condominium Association, Inc., operating the above described condominium, hereby certify as follows:

1. William G. Drew has been duly approved by the undersigned Condominium Association, pursuant to the provisions of the above described Declaration of Condominium and Association waives its right of first refusal.

2. That all condominium assessments against the above parcel for common expenses are fully paid as of this date and that the next payment is due on the 1st day of December, 2008, for the monthly period of December 1, 2008 to December 31, 2008.

Dated this 19 day of November, 2008.

1727 A1A CONDOMINIUM ASSOCIATION, INC.

By: *James D. Evans*
JAMES D. EVANS, President

By: *Nicholas Amaro*
NICHOLAS AMARO, Secretary

STATE OF FLORIDA)
) §§
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 19 day of November, 2008, by James D. Evans, as President, and by Nicholas Amaro, as Secretary respectively, of 1727 A1A Condominium Association, Inc., a Florida corporation, on behalf of the condominium, who are personally known to me or who have produced _____ as identification.

Harriette Moore
Notary Public, State of Florida
My commission expires:

