

Prepared By/Return to:

John J. Campione, Esq.
Campione, Campione & Leonard, P.A.
31 Royal Palm Pointe
Vero Beach, Florida 32960
File No.: 11-172.v JJC/ktg
Will Call No: 21

Parcel ID #: 33-40-21-00008-0000-00060/0

Warranty Deed

This Warranty Deed made this 7th day of April, 2011, between **John S. Tharpe and Ann H. Tharpe, husband and wife** ("Grantor"), whose address is P.O. Box 3441, Vero Beach, FL 32964-3441, and **Dale Hamilton and Susan Hamilton, husband and wife** ("Grantee"), whose address is 4 Quince St., Nantucket, MA 02554.

For and in consideration of the sum of Ten & 00/100's Dollars (\$10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, Grantor has granted, bargained and sold to Grantee and Grantee's heirs forever that certain land located in Indian River County, Florida, further described as follows:

Lot 60, The Moorings Unit Five, "The Anchor", according to the map or plat thereof as recorded in Plat Book 9, Page 98, Public Records of Indian River County, Florida.

Together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereto appertaining.

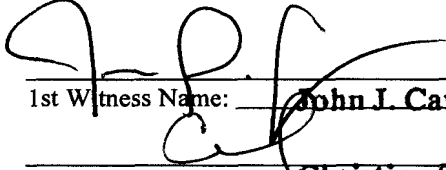

Grantor hereby covenants with said grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. *Singular and plural are interchangeable as context requires.


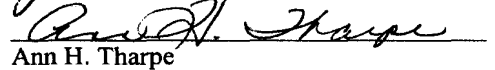
Subject to taxes for the year 2011 and subsequent years and easements and restrictions of record, if any; however, this reference shall not serve to reimpose same.

**Warranty Deed
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In Witness Whereof, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:


1st Witness Name: John J. Campione

2nd Witness Name: Christine Stenback


John S. Tharpe

Ann H. Tharpe

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 21st day of March, 2011, by John S. Tharpe and Ann H. Tharpe, husband and wife, ___ who are personally known to me or who have produced drivers license as identification and who did not take an oath.



Notary Public
My Commission Expires:



**THE ANCHOR PROPERTY OWNERS' ASSOCIATION, INC.
WAIVER OF RIGHT OF FIRST REFUSAL**

BE IT HEREBY KNOWN, that THE ANCHOR PROPERTY OWNERS' 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:

Name John S. Tharpe, Ann H. Tharpe
Address 160 Anchor Drive
Vero Beach, Florida 32963
Tel. No. _____

And which is being transferred to:

Name Dale Hamilton, Susan Hamilton
Address 8835 West Orchid Island Circle #602, Vero Beach, FL 32963
Tel No. (508) 332-9499

and for which sale the broker/lawyer is: Phoenix Acquisitions, Inc.
and whose telephone number is: (772) 234-3313
with a proposed closing date of: April 15, 2011

Lot 60, The Moorings, Sub Unit V, The Anchor, according to the Plat thereof as recorded in Plat Book 9, pages 98 through 98-D, of the Public Records of Indian River County, Florida.

This Waiver is for the sole purpose of waiving and relinquishing the above-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 subsequent sale of the property by the proposed purchaser.

This Waiver is subject to:

- 1). Proof of payment of outstanding property owner assessments by date of settlement. Such sum will be reserved at settlement and paid to The Anchor Property Owners' Association, Inc.
- 2). Buyer affidavit of receipt and intended compliance with community restrictions and architectural criteria.

IN WITNESS WHEREOF, The Anchor Property Owners' Association, Inc., has caused these present to be executed in its name and its corporate seal to the hereunto affixed by its President, this 31 day of March, 2011.

THE ANCHOR PROPERTY OWNERS' ASSOCIATION, INC.

WITNESS:

[Signature]
[Signature]
STATE OF FLORIDA
COUNTY OF INDIAN RIVER

BY: [Signature]
(CORPORATE SEAL)

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid, to take acknowledgements, personally appeared Sara Benson, well know to me to be President of the corporation named in the foregoing instrument and that he acknowledged executing the same freely and voluntarily under authority duly vested in him by said corporation.

WITNESS my hand and official seal in the State and County aforesaid, this 31st day of March, 2011.

[Signature]
NOTARY PUBLIC, State of Florida
My Commission Expires: 2014

