

Prepared By:

Bruce Barkett, Esq.
Collins, Brown, Caldwell, Barkett & Garavaglia
756 Beachland Boulevard
Vero Beach, FL 32963

Parcel ID Number: 32-40-06-00001-0000-00004/0

Warranty Deed

This Indenture, Made this 16th day of January, 2012 A.D., Between John F. Curley and Mary Ellen Curley, husband and wife

of the County of Indian River, State of Florida, grantors, and Bruce L. Hammonds, as Trustee of the Bruce L. Hammonds Revocable Trust dated October 25, 1996, as amended, as to an undivided 50% interest, and L. Sandra Hammonds, as Trustee of the L. Sandra Hammonds Revocable Trust dated October 25, 1996, as amended, as to an undivided 50% interest, as tenants in common, whose address is: 1275 S. Ocean Blvd., Palm Beach, Florida 33480

of the County of Palm Beach, State of Florida, grantees.

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 GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Indian River, State of Florida, to wit:

Lot 4 and Lot 5, JOHN'S ISLAND PLAT NINE, according to the Plat thereof, recorded in Plat Book 9, Page 49, of the Public Records of Indian River County, Florida.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to December 31, 2011.

The Grantee is specifically conferred the power and authority to protect, conserve and to sell, lease, encumber or otherwise manage and dispose of the real property herein conveyed pursuant to provisions of Florida Statute 689.071 and all other powers and authority granted under Chapter 689.071, Florida Statutes. A duly appointed Successor Trustee shall have the same aforementioned powers.

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:

Jean Roop

Printed Name: JEAN ROOP

Witness:

Shirley Ann M. Murico

Printed Name: SHIRLEY ANN M. MURICO

Witness:

John F. Curley (Seal)

John F. Curley
PO Address: 150 Sago Palm Road, Vero Beach, Florida 32963

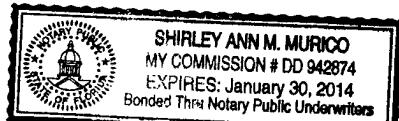
Mary Ellen Curley (Seal)

Mary Ellen Curley
P.O. Address: 150 Sago Palm Road, Vero Beach, Florida 32963

STATE OF Florida
COUNTY OF Indian River

The foregoing instrument was acknowledged before me this 16th day of January, 2012 by
John F. Curley and Mary Ellen Curley, husband and wife

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



Shirley Ann M. Murico
Printed Name: SHIRLEY ANN M. MURICO
Notary Public
My Commission Expires:

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:

John and Mary Ellen Curley

Which is being sold by said owner to:

Bruce L. Hammonds as Trustee of the Bruce L. Hammonds Revocable Trust dated October 25, 1996, as amended, as to an undivided 50% interest and L. Sandra Hammonds, as Trustee of the L. Sandra Hammonds Revocable Trust dated October 25, 1996, as amended, as to an undivided 50% interest, as tenants in common

(property) Plat 9-Lots 4 & 5 – 606 Ocean Road

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 16 day of December, 2011.

JOHN'S ISLAND PROPERTY OWNERS
ASSOCIATION, INC.

BY: D. Brooks
President

(CORPORATE SEAL)

ATTEST: James L. Moller
Asst Secretary

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

Jesus C. Longwell, and

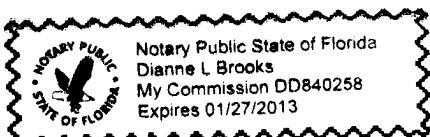
James L. Moller

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

16 day of December, 2011.

(NOTARY SEAL)



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

Jan 27, 2013

Record & Return to:
Brett D. Clegg
COLLINS, BROWN & CALDWELL
P.O. BOX 64-3686
ERIC BEACH, FL 32964