

**Prepared By/Return to:**

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Campione , Campione & Leonard , P.A.  
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Vero Beach, Florida 32963  
File No.: 13-209.v JJC/clc  
Will Call No.: 21

Parcel ID #: 32-40-18-00013-0000-00001/0

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## Warranty Deed

**This Warranty Deed** made this 23rd day of May, 2013, between **LAABCO, L.L.C., a Michigan limited liability company ("Grantor")**, whose address is 28 Harbor Hill, Grosse Pointe Farms, MI 48236, and **John J. McElroy, III and Mary S. McElroy, husband and wife ("Grantee")**, whose address is 12 Horseshoe Lane, Paoli, PA 19301.

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:

**Private Dwelling Unit No. 1 of FIRST SOUTH VILLAGE GOLF COTTAGES, a Condominium, according to The Declaration of Condominium recorded in O. R. Book 443, Page 678, and all exhibits and amendments thereof, 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 2013 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:

LAABCO, L.L.C., a Michigan limited  
liability company

● Deborah C Edwards  
1st Witness Name: Deborah C Edwards

● Sally A Caramifaro  
2nd Witness Name: Sally A Caramifaro

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1st Witness Name: Deborah C Edwards

● Sally A Caramifaro  
2nd Witness Name: Sally A Caramifaro

● By: Robert L. Thibodeau  
Robert L. Thibodeau, Jr., as Manager

● By: Andrea Thibodeau  
Andrea Thibodeau, as Manager

State of Michigan  
County of Wayne

The foregoing instrument was acknowledged before me this 22 day of May, 2013, by Robert L. Thibodeau, Jr. and Andrea Thibodeau, as Managers of LAABCO, L.L.C., a Michigan limited liability company, on behalf of the company, X who are personally known to me or \_\_\_ who have produced \_\_\_\_\_ as identification.

Deborah C Edwards  
Notary Public  
My Commission Expires:

DEBORAH C. EDWARDS  
Notary Public, State of Michigan  
County of Macomb  
My Commission Expires Jan. 02, 2014  
Acting in the County of Wayne

**WAIVER OF RIGHT OF FIRST REFUSAL**

BE IT HEREBY KNOWN, THAT SOUTH VILLAGE HOMES CONDOMINIUM 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:

~~LAABCO, L.L.C., a Michigan limited liability company  
Robert and Andrea Thibodeau~~

which is being sold by said owner to

John J. McElroy, III and Mary S. McElroy

(Property) SVGC- 441 Silver Moss Drive

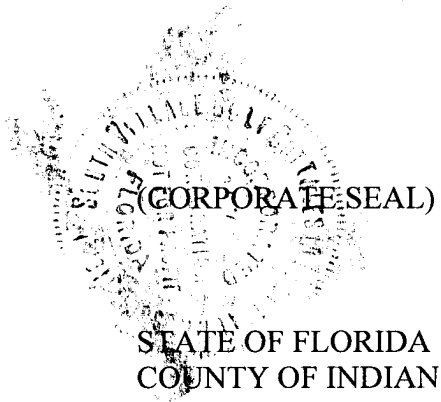
This waiver is for the sole purpose of waiving and relinquishing the aforementioned Association's right of first refusal in connection with the above mentioned proposed transaction and is not a waiver or relinquishment of its right of first refusal to purchase the above described property should anyone other than the above name proposed purchaser take title to the same or upon the subsequent sale of the property by the proposed purchaser.

IN WITNESS WHEREOF, SOUTH VILLAGE HOMES CONDOMINIUM ASSOCIATION, INC. has caused these present to be executed in its name, and its corporate seal to be hereunto affixed, by its property officers thereunto duly authorized this 2 day of May, 2013.

SOUTH VILLAGE HOMES CONDOMINIUM ASSOCIATION, INC.

By: [Signature]  
President

ATTEST: [Signature]  
Asst Secretary



STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this date, before me, an officer in the State and County aforesaid to take acknowledgments, personally appeared Robert Thibodeau and Jenita Overduin well known to be the President and Secretary, respectively, of the Corporation named in the foregoing instrument, and that they severally acknowledged executing the same freely and voluntarily under authority duly invested 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 2 day of May, 2013.



[Signature]  
Notary Public, State of Florida  
at Large  
My Commission expires:  
Jan 27, 2017

**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:

LAABCO, L.L.C., a Michigan limited liability company  
~~Robert and Andrea Thibodeaux~~

This is being sold by said owner to

John J. McElroy, III and Mary S. McElroy

(Property ) SVGC -1 - 441 Silver Moss Drive

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 2 day of May, 2013.

JOHN'S ISLAND PROPERTY OWNERS ASSOCIATION, INC.

BY: [Signature]  
President

ATTEST: [Signature]  
Asst Secretary



(CORPORATE SEAL)

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 [Signature], and

[Signature]  
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

2 day of May, 2013.



[Signature]  
Notary Public, State of Florida at Large  
My Commission expires:

Jan 27, 2013