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Doc 4200.00

Prepared by and return to:

Gregg M. Casalino
Attorney at Law
O'HAIRE, QUINN, CANDLER & CASALINO, CHTD.
3111 Cardinal Drive
Vero Beach, FL 32963
772-231-6900
File Number: 7618.25240
Will Call No.: 59

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Trustee's Deed

This Trustee's Deed made this 1st day of July, 2013 between Andrew J. Balint, as Successor Trustee of the John J. Balint, Jr. Revocable Trust dated November 7, 2008 whose post office address is c/o Andrew J. Balint, P.R., 9 Berkshire Rd., Yonkers, NY 10710, grantor, and Timothy H. McCoy, a married man, whose post office address is 10 Lanark Road, Wellesley Hills, MA 02248, 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 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 grantees heirs and assigns forever, the following described land, situate, lying and being in **Indian River County**, Florida, to-wit:

Private Dwelling Unit No. 29 of Fourth South Village Golf Cottage, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 468, Page 952, and all exhibits and amendments thereof, Public Records of Indian River County, Florida

Parcel Identification Number 32-40-18-00016-0000-00029.0

Non-Homestead: The property is not the homestead property of the Grantor herein nor does it adjoin the homestead property of Grantor.

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 claiming by, through or under grantors.

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:

Cristine Williams
Witness

Printed Name: Cristine Williams

Sally Melon
Witness

Printed Name: Sally Ghabaur

STATE OF New York
COUNTY OF Westchester

The foregoing instrument was acknowledged before me this 14th day of June, 2013, by Andrew J. Balint, Personal Representative of the Estate of John Joseph Balint, Jr., deceased, who is [] personally known to me or who [] has produced _____ as identification.

Andrew J. Balint
Andrew J. Balint, Personal Representative

Kathleen Ryan
Notary Public
Printed Name: Kathleen Ryan
Commission Expires: 11/21/14

KATHLEEN RYAN
NOTARY PUBLIC, State of New York
No. 01RY5026084
Qualified in Rockland County
Term Expires November 21, 2014

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:

The Estate of John Joseph Balint, Jr.

which is being sold by said owner to

Timothy H. McCoy

(Property) SVGC-29 - 465 Village Lane

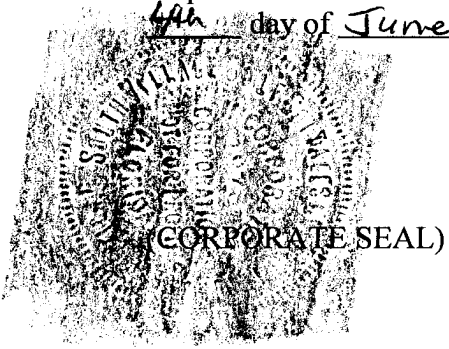
This waiver is for the sole purpose of waiving and relinquishing the aforementioned Association's right of first refusal in connection with the above mentioned proposed transaction and is not a waiver or relinquishment of its right of first refusal to purchase the above described property should anyone 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 4th day of June, 2013.

SOUTH VILLAGE HOMES CONDOMINIUM ASSOCIATION, INC.

By: [Signature]
President

ATTEST: [Signature]
Secretary



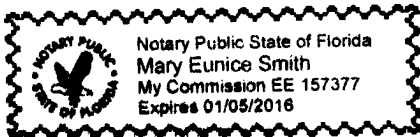
STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this date, before me, an officer in the State and County aforesaid to take acknowledgments, personally appeared Robert L. Thibodeau and Linda Duerden 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 4th day of June, 2013.

(NOTARY SEAL)

Mary Eunice Smith
Notary Public, State of Florida
at Large
My Commission expires:
1/5/2016



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:

The Estate of John Joseph Balint, Jr.

This is being sold by said owner to

Timothy H. McCoy

(Property) SVGC - 29 - 465 Village Lane

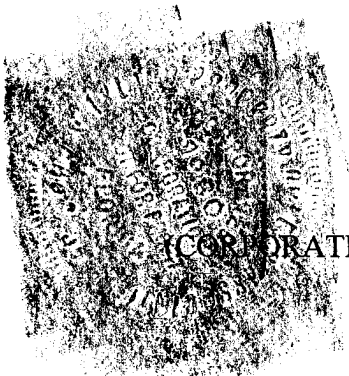
This Waiver is for the sole purpose of waiving and relinquishing the aforementioned Association's right of first refusal in connection with the above mentioned proposed transaction and is not a waiver or relinquishment of its right of first refusal to purchase the above described property should anyone 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 4th day of June, 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 Dean P. Phipps, and

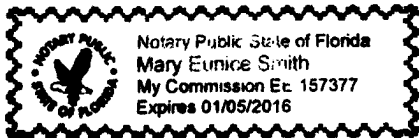
James L. Moller
Personally known by me to be the () President and () Secretary, respectively, of the corporation named in the foregoing instrument, and that they severally acknowledged executing the same freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed there to is the true corporate seal of said corporation.

WITNESS my hand and official seal in the State and county aforesaid this

4th day of June, 2013.

(NOTARY SEAL)

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



1/5/2016