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This Document Prepared By and Return to:

George G. Collins, Jr., Esq. (bb)
Collins, Brown, Caldwell, Barkett,
Garavaglia & Lawn, Chartered
756 Beachland Blvd.
Vero Beach, FL 32963

Parcel ID Number: 32-40-18-00052-0000-00049/0

Warranty Deed

This Indenture, Made this 30 day of October, 2013 A.D., Between
Robert E. Healy, Jr., Individually and as Trustee of Marital Trust #1
and Marital Trust #2 established under Will of Gloria K. Healy dated March
16, 2000

of the County of Chester, State of Pennsylvania, grantor, and
Hightstown Associates, LLC, a New Jersey limited liability company

whose address is: P.O. Box 6199, Fair Haven, NJ 07704

of the County of Monmouth, State of New Jersey, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S 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 49, John's Island - Plat 39, according to the map or plat thereof as
recorded in Plat Book 12, Page 33, Public Records of Indian River County,
Florida.

Subject to restrictions, reservations and easements of record, if any, and
taxes subsequent to December 31, 2013

The property herein conveyed DOES NOT constitute the HOMESTEAD property of
the Grantor. The Grantor's HOMESTEAD address is 1929 Black Rock Lane,
Paoli, PA 19301.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Marital Trust #1 and Marital Trust
#2 established under Will of Gloria
K. Healy dated March 16, 2000

Holly B. Healy
Printed Name: Holly B. Healy
Witness

By: [Signature] (Seal)
Robert E. Healy, Jr., Individually
and as Trustee
P.O. Address: 1929 Black Rock Lane, Paoli, PA 19301

Timothy M. Healy
Printed Name: Timothy M. Healy
Witness

COMMONWEALTH OF Pennsylvania COUNTY OF Chester

The foregoing instrument was acknowledged before me this 30 day of October, 2013 by
Robert E. Healy, Jr., Individually and as Trustee of Marital Trust #1 and
Marital Trust #2 established under Will of Gloria K. Healy dated March 16,
2000 on behalf of said trusts

who is personally known to me or who has produced his Drivers License
as identification.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Tracy Ann Hudash, Notary Public
Tredyffrin Twp., Chester County
My Commission Expires March 12, 2014
Member, Pennsylvania Association of Notaries

Tracy Ann Hudash
Printed Name: Tracy Ann Hudash
Notary Public
My Commission Expires: March 12, 2014

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:

Robert E. Healy, Jr. (Trustee)

This is being sold by said owner to

Highstown Associates LLC

(Property) Plat 39 – Lot 49 – 210 Sundial Court

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 31st day of October, 2013.

JOHN'S ISLAND PROPERTY OWNERS ASSOCIATION, INC.

BY: [Signature]
President

ATTEST: [Signature]
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

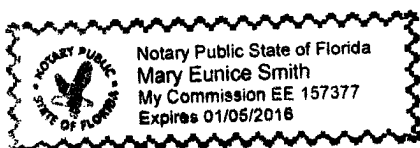
Dean P. Phypers and
James L. Moller

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

31st day of October, 2013.

(NOTARY SEAL)



Mary Eunice Smith

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

1/5/2016