

Prepared By/Return to:
John J. Campione, Esq.
Campione, Campione & Leonard, P.A.
4445 N. Hwy. A1A, Ste. 110
Vero Beach, Florida 32963
File No.: 14-277.v
Will Call No: 21

Parcel ID #: 33-40-21-00008-0000-00112/0

Warranty Deed

This Warranty Deed made this 30th day of June, 2014, between Alexander D. Soutter, Christopher A. Soutter, and Hadley H.S. Arnold, individually and as Successor Co-Trustees of the Virginia H. Soutter Family Trust - 2012 dated December 12, 2012, and Eric N. Gutterson, individually and as Co-Trustee of the Virginia H. Soutter Family Trust - 2012 dated December 12, 2012 ("Grantor"), whose address is 2 White Birch Lane, Barrington, RI 02806, and Michael J. Bounassi and Theresa Bounassi, husband and wife ("Grantee"), whose address is 212 Spinnaker Drive, Vero Beach, FL 32963.

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:

Lot 112, 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.

Neither Grantor nor anyone dependent on Grantor resides on the property described above or property adjoining to the property described above, and the property does not constitute the homestead of Grantor within the meaning of Article X of the Florida Constitution.

Subject to taxes for the year 2014 and subsequent years and easements and restrictions of record, if any; however, this reference shall not serve to reimpose same.

Warranty Deed
Page Two

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:

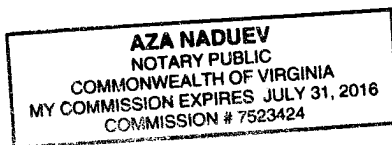
Azn Naduev
1st Witness Name: AZA NADUEV

Carolina Vanegas
2nd Witness Name: Carolina Vanegas

Alexander D. Soutter
Alexander D. Soutter, individually and as
Successor Co-Trustee of the Virginia H.
Soutter Family Trust - 2012 dated December
12, 2012

State of Virginia
County of Fairfax

The foregoing instrument was acknowledged before me this 25th day of June, 2014, by Alexander D. Soutter, individually and as Successor Co-Trustee of the Virginia H. Soutter Family Trust - 2012 dated December 12, 2012, who is personally known to me or ☒ who has produced VA DL A 62402560 as identification.



Azn Naduev
Notary Public
My Commission Expires: July 31, 2016

Warranty Deed
Page Three

Signed, sealed and delivered
in the presence of:

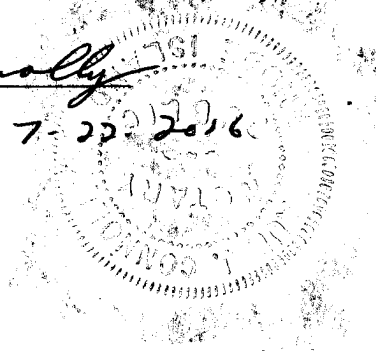
Paul J. Connolly
1st Witness Name: PAUL J. CONNOLLY
Sean Brannigan
2nd Witness Name: Sean Brannigan

Christopher A. Soutter
Christopher A. Soutter, individually and as
Successor Co-Trustee of the Virginia H.
Soutter Family Trust - 2012 dated December
12, 2012

State of Rhode Island
County of Bristol

The foregoing instrument was acknowledged before me this 27 day of June, 2014, by Christopher A. Soutter,
individually and as Successor Co-Trustee of the Virginia H. Soutter Family Trust - 2012 dated December 12, 2012,
___ who is personally known to me or X who has produced RI DRIVERS LIC as identification. # 7970209

Paul J. Connolly
Notary Public
My Commission Expires: 7-22-2016



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Page Four

Signed, sealed and delivered
in the presence of:

[Signature]
1st Witness Name: ADRIAN BOUTIN

Tracy R. Matthews
2nd Witness Name: TRACY R. MATTHEWS

[Signature]
Eric N. Gutterson, individually and as
Co-Trustee of the Virginia H. Soutter
Family Trust - 2012 dated December
12, 2012

State of Massachusetts
County of Suffolk

The foregoing instrument was acknowledged before me this 23rd day of June, 2014, by Eric N. Gutterson, individually and as Co-Trustee of the Virginia H. Soutter Family Trust - 2012 dated December 12, 2012, X who is personally known to me or ___ who has produced ___ as identification.

[Signature]
Notary Public
My Commission Expires: March 2, 2018



Warranty Deed
Page Five

Signed, sealed and delivered
in the presence of:

PETER ARNOLD
1st Witness Name: [Signature]

ALBERTO PEREZ
2nd Witness Name: [Signature]

[Signature]
Hadley H. S. Arnold, Individually and as
Successor Co-Trustee of the Virginia H.
Soutter Family Trust - 2012 dated December
12, 2012

State of California
County of _____

The foregoing instrument was acknowledged before me this _____ day of June, 2014, by Hadley H.S. Arnold,
individually and as Successor Co-Trustee of the Virginia H. Soutter Family Trust - 2012 dated December 12, 2012,
____ who is personally known to me or ____ who has produced _____ as identification.

Notary Public
My Commission Expires:

See Attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

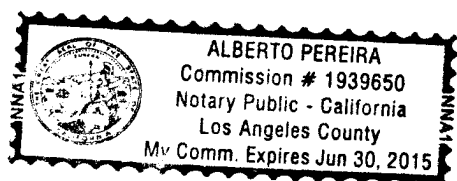
County of Los AngelesOn 06-25-2014 before me, Alberto Pereira, NOTARY PUBLIC

Date

Here Insert Name and Title of the Officer

personally appeared Hadley H.S. Arnold

Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: WARRANTY Deed

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Individual☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

**RIGHT THUMBPRINT
OF SIGNER**
Top of thumb here

Signer's Name: _____

☐ Individual☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

**RIGHT THUMBPRINT
OF SIGNER**
Top of thumb here

**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 Virginia Soutter
Address 212 Spinnaker Drive
 Vero Beach, Florida 32963

And which is being transferred to:

Name Michael & Theresa Bounassi
Address 36 Moraine Dr., Henderson, NV 89052
Tel No. 702-416-8346

and for which sale the broker/lawyer/closing agent is: Campione & Campione
and whose telephone number is: (772) 978-9582
with a proposed closing date of: June 30, 2014

Lot 112, 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 Board Member, this 26 day of June, 2014.

THE ANCHOR PROPERTY OWNERS' ASSOCIATION, INC.

WITNESS:

Katherine J. Yurigan

KATHERINE J. YURIGAN

Lynn M. Pappadopoulos

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

BY:

Romas Sakalas
Board Member

(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 Romas Sakalas, well known to me to be the Board Member 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 26th day of June, 2014.



LYNN M. PAPPADOUPLOS
MY COMMISSION # EE 176532
EXPIRES: June 16, 2016
Bonded Thru Budget Notary Services

Lynn M. Pappadopoulos
NOTARY PUBLIC, State of Florida

My Commission Expires: 06.16.2016