

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.: 15-417.v
Will Call No: 21

Parcel ID #: 32-40-07-00002-0010-00107/0

Warranty Deed

This Warranty Deed made this 1st day of October, 2015, between **Edward J. Burke and Julie N. Burke, husband and wife** ("Grantor"), whose address is 840 N Lake Shore Dr Apt. 2002, Chicago, IL 60611-2494, and **500 Beach, LLC, a Florida limited liability company** ("Grantee"), whose address is c/o Brown Investment Advisory & Trust Company, 901 South Bond Street, Suite 400, Baltimore, MD 21231.

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:

Apartment B-107, 500 BEACH ROAD, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 395, Page 740, 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 2015 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:

● Megan O'Connell
1st Witness Name: Megan O'Connell

● Arlene Posluns
2nd Witness Name: ARLENE POSLUNS

● Megan O'Connell
1st Witness Name: Megan O'Connell

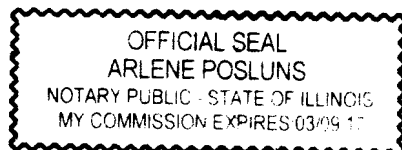
● Arlene Posluns
2nd Witness Name: ARLENE POSLUNS

● Edward J. Burke
Edward J. Burke

● Julie N. Burke
Julie N. Burke

State of Illinois
County of Cook

The foregoing instrument was acknowledged before me this 1st day of October, 2015, by Edward J. Burke and Julie N. Burke, ✓ who are personally known to me or who have produced as identification.



Arlene Posluns
Notary Public ARLENE POSLUNS
My Commission Expires: 3/09/17

WAIVER OF RIGHT OF FIRST REFUSAL

BE IT HEREBY KNOWN, THAT 500 BEACH ROAD 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:

Edward J. Burke & Julie N. Burke, as Joint Tenants with Right of Survivorship
which is being sold by said owner to

500 Beach Road, LLC, a Florida limited liability company

(property) 500 Beach Road – Apartment 107

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, 500 BEACH ROAD 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 24th day of September, 2015.

500 BEACH ROAD CONDOMINIUM
ASSOCIATION, INC.

By: Karl W. Lady

President

ATTEST: Jeanette Genovese

Asst. Secretary

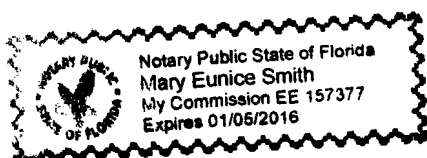
STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this date, before me, an officer in the State and County aforesaid to take acknowledgments, personally appeared Karl W. Lady and Jeanette Genovese

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 24th day of September, 2015.

(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, 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:

Edward J. Burke & Julie N. Burke, as Joint Tenants with Right of Survivorship
being sold by said owner to

500 Beach [REDACTED], LLC, a Florida limited liability company

(Property) 500 Beach Road – Apartment 107

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 24th day of September, 2015

JOHN'S ISLAND PROPERTY OWNERS
ASSOCIATION, INC.

BY: _____

Peter Graham
President

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

Peter Graham

and

James L. Moller

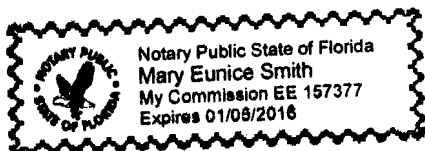
Personally known by me to be the (☒) President and (☒) Secretary, respectively, of the corporation named in the foregoing instrument, and that they severally acknowledged executing the same freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed there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

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

24th

day of September, 2015.

(NOTARY SEAL)



Mary Eunice Smith

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

1/5/2016