

Prepared by and return to:

Ralph L. Evans
Attorney at Law
Stewart, Evans, Stewart & Emmons, PA
2911 Cardinal Drive
Vero Beach, FL 32964-3345
772-231-3500
File Number: 15512
Will Call No.: 80
www.stewartevans.com

Deed: \$ 35.00
Doc Stamps: \$ 6265.00
Total: \$

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 18th day of September, 2015 between Joan G. Maddy whose post office address is 1000 Beach Road, Unit 294, Indian River Shores, FL 32963, grantor, and Susan Maria Gibson, a married woman whose post office address is 48 Daneswood Road, Toronto, Ontario M4N3J9, 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 of 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 grantee's heirs and assigns forever, the following described land, situate, lying and being in **Indian River County, Florida** to-wit:

Apartment 145 of 650-700 BEACH ROAD, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 457, Page 645, and all exhibits and amendments thereof, Public Records of Indian River County, Florida.

Parcel Identification Number: 32-40-07-00006-0000-00145/0

Subject to easements, reservations, restrictions and right-of-way of record, and taxes accruing subsequent to December 31, 2014.

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2014**.

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:

Nicole M. Boyd
Witness Name: NICOLE M. BOYD

Joan G. Maddy (Seal)
Joan G. Maddy

Ralph L. Evans
Witness Name: RALPH L. EVANS

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 18th day of September, 2015 by Joan G. Maddy, who is personally known or has produced a driver's license as identification.

[Notary Seal]

Nicole M. Boyd
Notary Public

Printed Name: Nicole M. Boyd

My Commission Expires: 8/1/16



WAIVER OF RIGHT OF FIRST REFUSAL

BE IT HEREBY KNOWN, THAT 650/700 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:

Joan G. Maddy

which is being sold by said owner to

Susan Maria Gibson

(Property) 650 Beach Road – Apartment 145

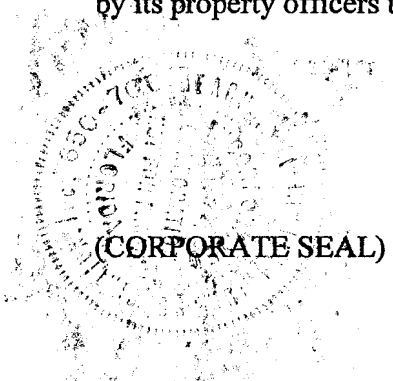
This Waiver is for the sole purpose of waiving and relinquishing the aforementioned Association's right of first refusal in connection with the above mentioned proposed transaction and is not a waiver or relinquishment of its right of first refusal to purchase the above described property should anyone 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, 650/700 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 17th day of September, 2015.

650/700 BEACH ROAD CONDOMINIUM ASSOCIATION, INC.

By: *Charles Lyon*
President

ATTEST: *David Loughlin*
1st Secretary



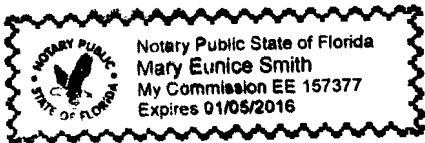
STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this date, before me, an officer in the State and County aforesaid to take acknowledgments, personally appeared Charles Lyon and David Loughlin 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 17th 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:

Joan G. Maddy

being sold by said owner to

Susan Maria Gibson

(Property) 650 Beach Road – Apartment 145

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 17th day of September, 2015

JOHN'S ISLAND PROPERTY OWNERS ASSOCIATION, INC.

BY:

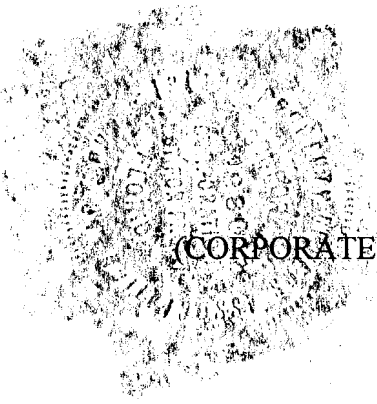
Peter Graham

President

ATTEST:

James L. Moller

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

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

17th

day of

September

, 2015.

(NOTARY SEAL)

Mary Eunice Smith

Notary Public, State of Florida at Large

My Commission expires:

1/5/2016

