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Prepared by and return to:

Gregg M. Casalino

Attorney at Law

O'Haire, Quinn, Casalino, Chartered

3111 Cardinal Drive

Vero Beach, FL 32963

772-231-6900

File Number: 7847.26023

Recording Department Will Call Number 59

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Warranty Deed

This Warranty Deed made this 16th day of November, 2015 between **James J. Spring** whose post office address is **700 Ocean Avenue, Unit 306, Spring Lake, NJ 07762**, grantor, and **Kenneth G. Wignall and Patricia A. Durkin-Wignall, husband and wife**, whose post office address is **2015 State Rt. 71, Spring Lake, NJ 07762**, 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:

Unit 127, 400 BEACH ROAD, a Condominium, according to Declaration of Condominium thereof recorded in Official Record Book 429, Page 240, of the Public Records of Indian River County, Florida, as amended and restated in O.R. Book 2828, Page 225, and all exhibits and amendments thereof, Public Records of Indian River County, Florida

Parcel Identification Number: 07-32-40-00005-0000-00127.0

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, 2015**.

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:

Joan M. Peirson
Witness Name: JOAN M. PEIRSON

Richard Marguin
Witness Name: Richard Marguin

James J. Spring (Seal)
James J. Spring

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 16th day of November, 2015 by James J. Spring, who ☐ is personally known or ☒ has produced a driver's license as identification.



Joan M. Peirson
Notary Public

Printed Name: _____

My Commission Expires: _____

WAIVER OF RIGHT OF FIRST REFUSAL

BE IT HEREBY KNOWN, THAT 400 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

James J. Spring

Which is being sold by said owner to

Kenneth G. Wignall and Patricia A. Durkin-Wignall

(Property) 400 Beach Road – Apartment 127

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 WITENSS WHEREOF, 400 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 12 day of November, 2015.

400 BEACH ROAD CONDOMINIUM
ASSOCIATION INC.

CORPORATE SEAL

By:

Ali C. Akcey
President

ATTEST:

Mary Daly
Director

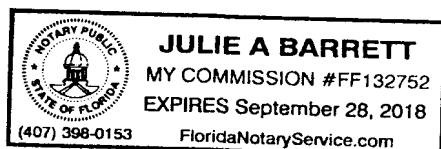
STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this date, before me, an officer in the State and County aforesaid to take acknowledgements, personally appeared Oliver C. Henkel, Jr. and Mary Daly 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.

WITENSS my hand and official seal in the State and County aforesaid this

12 day of November 2015.

(NOTARY SEAL)



Julie Barrett
Notary Public, State of Florida at large
My Commission expires:

9/28/18

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:

James J. Spring

being sold by said owner to

Kenneth G. Wignall and Patricia A. Durkin-Wignall

(Property) 400 Beach Road – Apartment 127

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 9th day of November, 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

9th day of November, 2015.

(NOTARY SEAL)

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

1/5/2016

