

Prepared By/Return to:
John J. Campione, Esq.
Campione, Campione & Leonard, P.A.
4445 N. Hwy. A1A, Suite 110
Vero Beach, Florida 32963
File No.: 16-115.v
Will Call No.: 21

Parcel ID #: 32-40-07-00005-0000-00253/0

Warranty Deed

This Warranty Deed made this 1st day of February, 2016, between **ESM FL Condo, LLC**, a Florida limited liability company ("Grantor"), whose address is P.O. Box 5628, Minneapolis, MN 55440, and **Pensco Trust Company LLC**, a Colorado limited liability company, Custodian **FBO Robert Elliott IRA** ("Grantee"), whose address is P.O. Box 173859, Denver, CO 80217.

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 in Exhibit "A" hereto, incorporated by reference and made a part hereof.

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 2016 and subsequent years and easements and restrictions of record, if any; however, this reference shall not serve to reimpose same.

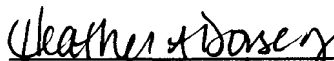
In Witness Whereof, Grantor has hereunto set Grantor's hand and seal this day and year first above written.


Signed, sealed and delivered
in the presence of:

ESM FL Condo, LLC, a Florida limited
liability company

By: Waycrosse, Inc., a Delaware
corporation, as Manager

By: 
Lynn A. Wilde, Vice President


1st Witness Name: Heather A. Dorsey


2nd Witness Name: Sarah C. Schaeffer

Warranty Deed
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State of Minnesota
County of Hennepin

The foregoing instrument was acknowledged before me this 21st day of January, 2016, by Lynn A. Wilde, Vice President of Waycrosse, Inc., a Delaware corporation, on behalf of the corporation, as Manager of ESM FL Condo, LLC, a Florida limited liability company, X who is personally known to me or ___ who has produced _____ as identification.



Heather Dorsey
Notary Public
My Commission Expires:

Exhibit "A"
Property Description

Unit No. 253, of 400 BEACH ROAD, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 429, Page 240, as Amended and Restated in O. R. Book 2828, Page 225, and all exhibits and amendments thereof, Public Records of Indian River County, Florida.

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

ESM FL Condo, LLC

Which is being sold by said owner to

PENSCO TRUST COMPANY, Custodian FBO Robert Frances Elliott IRA

(Property) 400 Beach Road – Apartment 253

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 26th day of January, 2016.

400 BEACH ROAD CONDOMINIUM ASSOCIATION INC.

CORPORATE SEAL

By: Oliver C. Henkel Jr.
President

ATTEST: Priscilla Lammond
Director

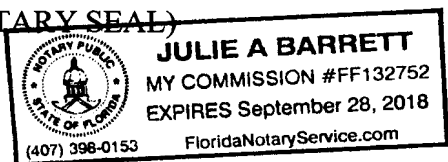
STATE OF FLORIDA
COUNTY OF INDIAN RIVER

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 Priscilla Lammond well known to be the President and Director, 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 26th day of January 2016.

Julie Barrett

(NOTARY SEAL)



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

9/28/18

WAIVER OF RIGHT OF FIRST REFUSAL

BE IT HEREBY KNOWN, 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:

ESM FL Condo, LLC

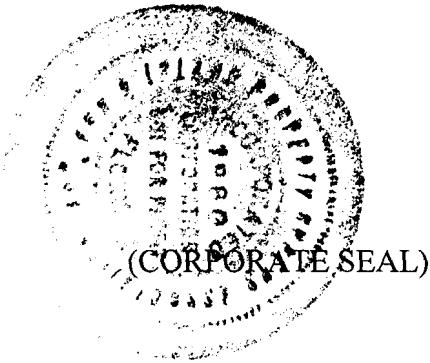
being sold by said owner to

PENSCO Trust Company Custodian FBO Robert Elliott IRA

(Property) 400 Beach Road – Apartment 253

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 18th day of January, 2016



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 18th day of January, 2016.

(NOTARY SEAL)

Mary Eunice Smith
Notary Public, State of Florida at Large
My Commission expires: 1/5/20

