

Prepared by and return to:

**Sandra G. Rennick**  
**Attorney at Law**  
**Gould Cooksey Fennell, PA**  
**979 Beachland Boulevard**  
**Vero Beach, FL 32960-1688**  
**772-231-1100**  
**File Number: 13902.1**  
**Will Call No.: 42**  
**www.gouldcooksey.com**

Deed: \$ 35.50  
Docs Stamps: \$15,750.00  
Total: \$15,785.50

Parcel Identification No.:  
**32-40-18-00002-0000-00235.0**

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**WARRANTY DEED**

**THIS DEED** made the 2nd day of February, 2016 by **Lee P. Rowe, an unmarried woman** with an address of **1711 Highland Road, Fredericksburg, VA 22401** of the County of **Spotsylvania, State of Virginia**, hereinafter called Grantor, to **Genesis RE Holdings, LLC, a Florida limited liability company** whose address is **PO Box 970913, Coconut Creek, FL 33097** of the County of **Broward, State of Florida**, hereinafter called Grantee:

(Wherever 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)

**WITNESSETH:** That the GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in **Indian River County, Florida**, viz:

**Lot 235, John's Island Plat No. 2, according to the Plat thereof as recorded in Plat Book 8, page(s) 15, of the Public Records of Indian River County, Florida.**

Subject to easements, restrictions, reservations and rights of way of record.

TO HAVE AND TO HOLD, the same in fee simple forever.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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, the said GRANTOR has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Witness #1 Printed: Allen Griffey Jr.

[Signature]  
Witness #2 Printed: Cynthia G. Hines

Lee P. Rowe (Seal)  
Lee P. Rowe

State of Virginia  
County of Spotsylvania

The foregoing instrument was acknowledged before me this 29 day of January, 2016 by Lee P. Rowe, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

[Signature]  
Notary Public

Printed Name: Allen Griffey Jr.

My Commission Expires: 12-31-17



**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:

Lee P. Rowe

being sold by said owner to

Genesis RE Holdings, LLC

(Property) Plat 2 – Lot 235 – 421 Sabal Palm Lane

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 1<sup>st</sup> day of February, 2016

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

1<sup>st</sup>

day of

February

, 2016.

(NOTARY SEAL)

*Mary Eunice Smith*

Notary Public, State of Florida at Large

My Commission expires:

1/5/20

