

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.: 16-180.v
Will Call No: 21

Parcel ID #: 32-40-18-00008-0000-00063/2

Warranty Deed

This Warranty Deed made this 1st day of December, 2016, between **Gary J. Zieziula and Marynell T. Zieziula, husband and wife** ("Grantor"), whose address is 10 Backriver Road, Hingham, MA 02043, and **Paul Ingrassia and Lynn Ingrassia, husband and wife** ("Grantee"), whose address is 270 Grace Church Street, Rye, NY 10580.

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.

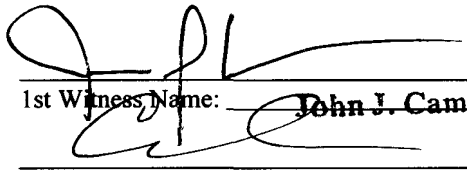
Together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereto appertaining.

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.

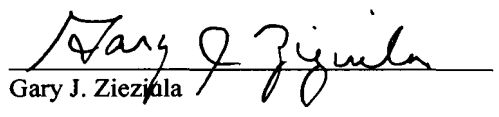
Subject to taxes for the year 2017 and subsequent years and easements and restrictions of record, if any; however, this reference shall not serve to reimpose same.

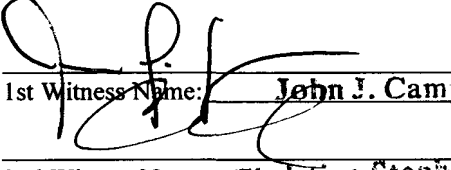
In Witness Whereof, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:

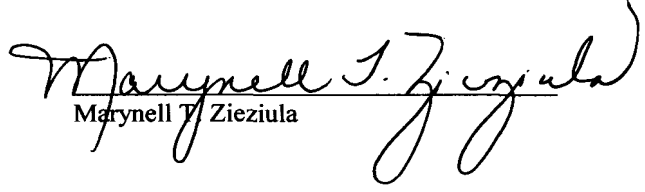

1st Witness Name: John J. Campione

2nd Witness Name: Christine Stenback


Gary J. Zieziula


1st Witness Name: John J. Campione

2nd Witness Name: Christine Stenback

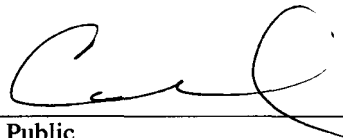

Marynell T. Zieziula

**Warranty Deed
Page Two**

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 23 day of November, 2016, by Gary J. Zieziula and Marynell T. Zieziula, who are personally known to me or who have produced _____ as identification.





Notary Public
My Commission Expires:

**Exhibit "A"
Property Description**

That portion of Lot 63A, as shown on a "Replat of Lots 54 to 63, inclusive, John's Island Plat 1", according to the plat thereof recorded in Plat Book 8, page 26, in the Office of the Clerk of the Circuit Court of Indian River County, Florida, described as follows:

Parcel "152"; Beginning at the Northeast corner of said Lot 63A and running thence on the North lot line South 82°02'00" West, a distance of 222.91 feet to the Northwest corner of Lot 63A; thence run South 17°25'23" West, a distance of 33.00 feet along the West line of Lot 63A; thence run South 84°06'11" East, a distance of 261.18 feet to an intersection with the East line of Lot 63A; thence run Northerly 93.87 feet to the point of beginning along the arc of a 2219.76 foot radius, non-tangent curve, concave to the West, through a central angle of 02°25'22", a radial line through said intersection with the said East line bears South 73°06'51" West.

Together with and subject to a common easement contained in that certain instrument recorded in Official Records Book 372, pages 372 and 373, Public Records of Indian River County, Florida, further described as follows: Beginning at the Northeast corner of Lot 63A and running thence Southerly a distance of 32.28 feet to the true point of beginning along the East line of Lot 63A on the arc of a 2219.76 foot radius curve, concave West, through a central angle of 00°49'59" a radial line through said Northeast corner bears South 70°41'29" West ; thence continuing Southerly a distance of 61.59 feet along the said East line to a point of reverse curvature, on the arc of said 2219.76 foot radius curve, concave West through a central angle of 01°35'23"; thence from a point of reverse curvature continue along the East line of Lot 63A a distance of 20.77 feet on the arc of a 2974.93 foot radius curve, concave to the East, through a central angle of 00°24'00"; thence run North 73°36'00" West, a distance of 104.87 feet, thence run North 16°24'00" East, a distance of 50.00 feet, thence run South 73°36'00" East, a distance of 25.00 feet, thence run North 78°00'00" East, a distance of 38.53 feet to the true point of beginning.

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:

Gary J. Zieziula and Marynell T. Zieziula

This is being sold by said owner to:

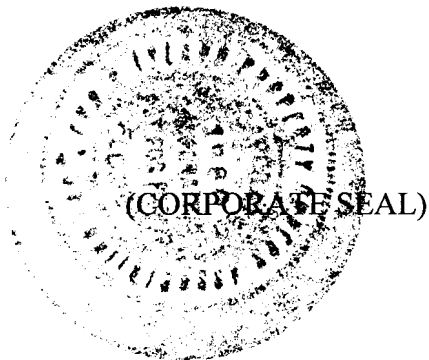
Paul Ingrassia and Lynn Ingrassia

(Property) 421 Silver Moss Drive – SMC-152

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, 2016.

JOHN'S ISLAND PROPERTY OWNERS ASSOCIATION, INC.



BY: [Signature]
President

ATTEST: [Signature]
Secretary

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

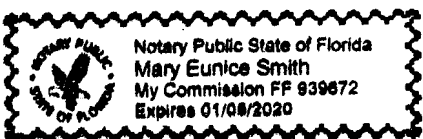
I HEREBY CERTIFY that on this date, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Peter Graham and James L. Moller

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, 2016

(NOTARY SEAL)



[Signature]
Notary Public, State of Florida at Large
My Commission expires:
1/5/20