

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.: 16-419.v
Will Call No: 21

Parcel ID #: 32-40-07-00026-0000-00175/0

Warranty Deed

This Warranty Deed made this 15th day of February, 2017, between **Stephen J. Furnary and Catherine P. Furnary, husband and wife** ("Grantor"), whose address is 3 Warriston Lane, Rye, NY 10580, and **William S. Hoffman, a married person** ("Grantee"), whose address is 4084 Randall Mill Road N.W., Atlanta, GA 30327.

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.

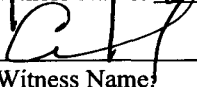
In Witness Whereof, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

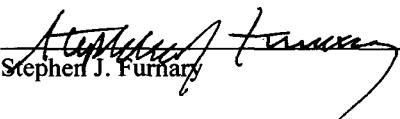
Signed, sealed and delivered
in the presence of:

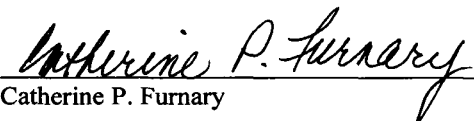

1st Witness Name: John J. Campione


2nd Witness Name: Christine Stenback


1st Witness Name: John J. Campione


2nd Witness Name: Christine Stenback


Stephen J. Furnary


Catherine P. Furnary

**Warranty Deed
Page Two**

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 13 day of February, 2017, by Stephen J. Furnary and Catherine P. Furnary, who are personally known to me or who have produced _____ as identification.

{Notary Seal or Stamp}





Notary Public
My Commission Expires:

**Exhibit "A"
Property Description**

Unit No. 175 of 400 Ocean Road, a Condominium, according to The Declaration of Condominium recorded in O. R. Book 587, Page 2610, 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 OCEAN ROAD CONDOMINIUM ASSOCIATION, INC. 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:

Stephen J. Furnary and Catherine P. Furnary

which is being sold by said owner to

William S. Hoffman

(Property) 400 Ocean Road – Apartment 175

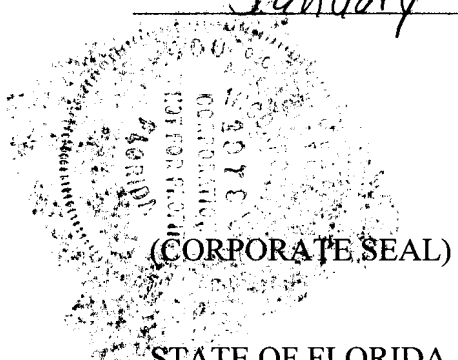
This waiver is for the sole purpose of waiving and relinquishing the aforementioned Association's right of first refusal in connection with the above mentioned proposed transaction and is not a waiver or relinquishment of its right of first refusal to purchase the above described property should anyone other than the above named proposed purchaser take title to the same or upon the subsequent sale of the property by the proposed purchaser.

IN WITNESS WHEREOF, 400 OCEAN ROAD CONDOMINIUM ASSOCIATION, INC. has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this 16th day of January, 2017.

400 OCEAN ROAD CONDOMINIUM ASSOCIATION, INC.

By: Patricia Brier
President

ATTEST: [Signature]
Secretary



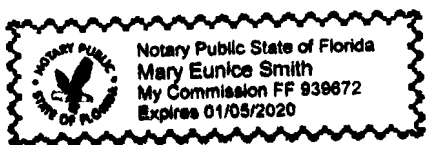
STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this date, before me, an officer in the State and County aforesaid to take acknowledgments, personally appeared Patricia Brier 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 16th day of January, 2017.

(NOTARY SEAL)

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



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:

Stephen J. Furnary and Catherine P. Furnary

being sold by said owner to

William S. Hoffman

(Property) 400 Ocean Road – Apartment 175

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 16th day of January, 2017

JOHN'S ISLAND PROPERTY OWNERS ASSOCIATION, INC.

BY: *Peter Graham*
President

ATTEST: *James L. Moller*
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

16th day of January, 2017.

(NOTARY SEAL)



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

1/5/20