

Prepared by and return to:

Block & Scarpa
1555 Indian River Boulevard B-125
Vero Beach, FL 32960
772-794-1918
File Number: 8678.0000002
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 5 day of ^{MAY} April, 2017 between Andrew Hall and Sonalee E. Parekh a/k/a Sonalee Parekh, husband and wife whose post office address is 25 S. Hill Park, London, NW3 2ST, United Kingdom, grantor, and Clifton H. Morris, Jr. and Sheridan C. Morris, husband and wife whose post office address is 1409 Indian Creek Drive, Fort Worth, TX 76107, 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:

Lot 32, JOHN'S ISLAND, PLAT 36, according to the Plat thereof, as recorded in Plat Book 11, Page(s) 96, of the Public Records of Indian River County, Florida.

Parcel Identification Number: 32-40-18-00045-0000-00032/0

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, 2016.

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:

Elizabeth Holmes
Witness Name: Elizabeth Holmes

Alexander Parekh
Witness Name: ALEXANDER PAREKH

Elizabeth Holmes
Witness Name: Elizabeth Holmes

Alexander Parekh
Witness Name: ALEXANDER PAREKH

Andrew Hall (Seal)
Andrew Hall

Sonalee E. Parekh a/k/a Sonalee Parekh (Seal)
Sonalee E. Parekh a/k/a Sonalee Parekh

COUNTRY OF ENGLAND
CITY OF LONDON

The foregoing instrument was acknowledged before me this 5 day of ^{MAY} ~~April~~, 2017 by Andrew Hall and Sonalee E. Parekh a/k/a Sonalee Parekh, who ☐ are personally known or ☒ have produced a driver's license as identification.

Notary Public

Printed Name: DENIS JOHN CAREY

My Commission Expires: ON DEATH

DENIS JOHN CAREY, NOTARY PUBLIC, ENGLAND
TEMPLE CHAMBERS, TEMPLE AVENUE
LONDON EC4Y 0HP ENGLAND
Tel: +44 207 353 7182
Email: info@djcareynotaries.co.uk
MY COMMISSION EXPIRES ON DEATH



WAIVER OF RIGHT OF FIRST REFUSAL

BE IT HEREBY KNOWN, that OCEANSIDE VILLAGE HOMES ASSOCIATION III, 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:

Andrew Hall and Sonalee E. Parekh

and which is being sold by said owner to:

Clifton H. Morris, Jr. and Sheridan C. Morris

(Property) Plat 36 – Lot 32 - 170 Coquille Way

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, OCEANSIDE VILLAGE HOMES ASSOCIATION III, INC. has cause these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this 10th day of April, 2017.

OCEANSIDE VILLAGE HOMES
ASSOCIATION III, INC.

By: [Signature]
President

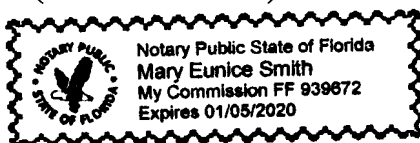
ATTEST: [Signature]
Secretary

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this date, before me, an officer in the State and County aforesaid to take acknowledgments, personally appeared Thomas Cook and Brian Fredericks personally known to 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 invested in them by said corporation and that the seal affixed there to is the true corporate seal of said corporation.

10th day of April, 2017. WITNESS my hand and official seal in the State and County aforesaid this

(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:

Andrew Hall and Sonalee E. Parekh

being sold by said owner to

Clifton H. Morris, Jr. and Sheridan C. Morris

(Property) Plat 36 – Lot 32 – 170 Coquille Way

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 10th day of April, 2017

JOHN'S ISLAND PROPERTY OWNERS
ASSOCIATION, INC.

BY:

Peter Graham

President

(CORPORATE SEAL)

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

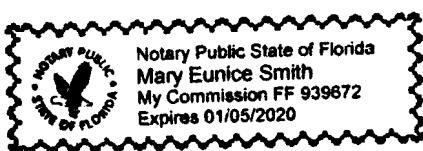
10th

day of

April

, 2017.

(NOTARY SEAL)



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

1/5/20