

Prepared by and return to:  
**William L. Epstein, Esq.**  
**William L. Epstein, P.A.**  
**2000 Glades Road, Suite 300**  
**Boca Raton, FL 33431**  
**561-395-4350**  
File Number: 984-001

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## Trustee's Deed

**This Trustee's Deed** made this 8th day of September, 2017 between Laurence A. Shadek, Thomas F. Shadek, James M. Shadek, and Katherine S. Boyle, Individually and as Successor Co-Trustees of the 2010 Amended and Restated Katherine F. Shadek Revocable Trust, under the Amendment and Restatement dated as of June 25, 2010, and as further amended on December 14, 2011, on May 1, 2012 and on October 24, 2014, whose post office address is c/o Wellington Shields & Co., LLC, 140 Broadway, 44th Floor, New York, NY 10005, grantor, and Laurence A. Shadek, Thomas F. Shadek, James M. Shadek, and Katherine S. Boyle, as tenants in common, each having an undivided 25% interest whose post office address for purposes hereof is c/o Wellington Shields & Co., LLC, 140 Broadway, 44th Floor, New York, NY 10005, 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 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 grantees heirs and assigns forever, the following described land, situate, lying and being in **Indian River County**, Florida, to-wit:

**Lot 2, John's Island, Plat 42, according to the Plat thereof, recorded in Plat Book 12, Page 7, of the Public Records of Indian River County, Florida.**

**Subject to taxes for 2017 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

**Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. The subject property is a vacant lot and no one resides thereon.**

**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 claiming by, through or under grantors.

**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:

[Signature]  
Witness Name: ROBERT SCURRA

[Signature]  
Witness Name: JEFFERY MACLELLAN

[Signature]

Laurence A. Shadek, Individually and as Successor Co-Trustee of the 2010 Amended and Restated Katherine F. Shadek Revocable Trust, under the Amendment and Restatement dated as of June 25, 2010, and as further amended on December 14, 2011, on May 1, 2012 and on October 24, 2014

State of OHIO  
County of HAMILTON

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of SEPTEMBER 2017 by Laurence A. Shadek, Individually and as Successor Co-Trustee of the 2010 Amended and Restated Katherine F. Shadek Revocable Trust, under the Amendment and Restatement dated as of June 25, 2010, and as further amended on December 14, 2011, on May 1, 2012 and on October 24, 2014, who ☒ is personally known or ☐ has produced \_\_\_\_\_ as identification.

[Notary Seal]

[Signature]  
Notary Public  
Printed Name: JANICE L. UTTER

My Commission Expires: 06-21-2021



Signed, sealed and delivered in our presence:

Dawn Larson  
 Witness Name: Dawn Larson

Filmer Sowers  
 Witness Name: Filmer Sowers

Thomas F. Shadek

Thomas F. Shadek, Individually and as Successor Co-Trustee of the 2010 Amended and Restated Katherine F. Shadek Revocable Trust, under the Amendment and Restatement dated as of June 25, 2010, and as further amended on December 14, 2011, on May 1, 2012 and on October 24, 2014

State of \_\_\_\_\_  
 County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2017 by Thomas F. Shadek, Individually and as Successor Co-Trustee of the 2010 Amended and Restated Katherine F. Shadek Revocable Trust, under the Amendment and Restatement dated as of June 25, 2010, and as further amended on December 14, 2011, on May 1, 2012 and on October 24, 2014, who ☐ is personally known or ☐ has produced \_\_\_\_\_ as identification.

[Notary Seal]

\_\_\_\_\_  
 Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

*\* see attachment*



Signed, sealed and delivered in our presence:

Luanne K Eisenberg  
 Witness Name: Luanne K Eisenberg

Cecile Goyette  
 Witness Name: Cecile Goyette

James M. Shadek  
 James M. Shadek, Individually and as Successor Co-Trustee of the 2010 Amended and Restated Katherine F. Shadek Revocable Trust, under the Amendment and Restatement dated as of June 25, 2010, and as further amended on December 14, 2011, on May 1, 2012 and on October 24, 2014

State of NEW YORK  
 County of QUEENS

The foregoing instrument was acknowledged before me this 5th day of SEPTEMBER, 2017 by James M. Shadek, Individually and as Successor Co-Trustee of the 2010 Amended and Restated Katherine F. Shadek Revocable Trust, under the Amendment and Restatement dated as of June 25, 2010, and as further amended on December 14, 2011, on May 1, 2012 and on October 24, 2014, who ☒ is personally known or ☐ has produced \_\_\_\_\_ as identification.

[Notary Seal]

Steven Friedfertig  
 Notary Public

Printed Name: STEVEN FRIEDFERTIG

My Commission Expires: JUNE 2018



Signed, sealed and delivered in our presence:

*Samantha Ameno*  
 Witness Name: Samantha Ameno

*William L. Epstein*  
 Witness Name: WILLIAM L. EPSTEIN

*Katherine S. Boyle*

Katherine S. Boyle, Individually and as Successor Co-Trustee of the 2010 Amended and Restated Katherine F. Shadek Revocable Trust, under the Amendment and Restatement dated as of June 25, 2010, and as further amended on December 14, 2011, on May 1, 2012 and on October 24, 2014

State of Florida  
 County of Palm Beach

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of August, 2017 by Katherine S. Boyle, Individually and as Successor Co-Trustee of the 2010 Amended and Restated Katherine F. Shadek Revocable Trust, under the Amendment and Restatement dated as of June 25, 2010, and as further amended on December 14, 2011, on May 1, 2012 and on October 24, 2014, who ☐ is personally known or ☒ has produced Colorado driver's license as identification.

[Notary Seal]

*William L. Epstein*  
 Notary Public

Printed Name: WILLIAM L. EPSTEIN

My Commission Expires: 3/30/2019



**William L. Epstein**  
 COMMISSION # FF211982  
 EXPIRES: March 30, 2019  
 WWW.AARONNOTARY.COM

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:

2010 Amended and Restated Katherine F. Shadek Revocable Trust dated June 25, 2010  
being sold by said owner to

Laurence A. Shadek, Thomas F. Shadek, James M. Shadek and Katherine S. Boyle, as  
tenants in common, each having an undivided 25% interest

(Property) Plat 42 – Lot 2 – 686 Ocean Road

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 31<sup>st</sup> day of August, 2017



JOHN'S ISLAND PROPERTY OWNERS ASSOCIATION, INC.

BY: *Peter Graham*  
President

ATTEST: *James L. Moller*  
Secretary

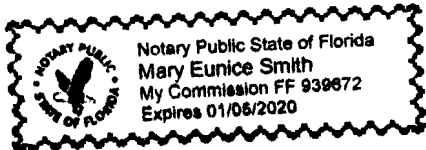
STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

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 31<sup>st</sup> day of August, 2017.

(NOTARY SEAL



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