

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: 11991.6
Will Call No.: 42
www.gouldcooksey.com

Deed: \$ 27.00
Docs Stamps: \$7,000.00
Total: \$7,027.00

Parcel Identification No.:
33402100008000000030.0

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TRUSTEE'S DEED

THIS INDENTURE made the 29th day of September, 2017, by **Donald F. McBeth**, individually and as Trustee of the **Second Donald F. McBeth Qualified Personal Residence Trust** and **Lynn A. McBeth**, individually and as Trustee of the **Second Lynn A. McBeth Qualified Personal Residence Trust**, husband and wife, whose address is **PO Box 431, Belgrade, ME 04917**, of the County of **Kennebec**, State of **Maine** hereinafter called the GRANTOR, to **Christopher M. Dolin and Ann K. Dolin**, husband and wife, whose address is **2809 Marshall Lake Drive, Oakton, VA 22124** of the County of **Fairfax**, State of **Virginia**, hereinafter called the 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 30, The Moorings Unit Five, "The Anchor", according to the Plat thereof as recorded in Plat Book 9, page(s) 98, 98A through 98D, inclusive, of the Public Records of Indian River County, Florida.

Subject to easements, restrictions, reservations, dedications, and rights of way of record, but this reference shall not operate to reimpose the same, and real estate taxes accruing subsequent to December 31, 2016.

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

GRANTOR COVENANTS with GRANTEE that GRANTOR has good right and lawful authority to sell and convey the property and GRANTOR warrants title to the property for any acts of GRANTOR and will defend the title against lawful claims of all persons claiming by, through, or under GRANTOR.

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:

Erika L Ross

Witness #1 Printed: Erika L Ross

Sandra G. Rennick

Witness #2 Printed: Sandra G. Rennick

Donald F. McBeth

Donald F. McBeth, individually and as
Trustee of the Second Donald F. McBeth
Qualified Personal Residence Trust

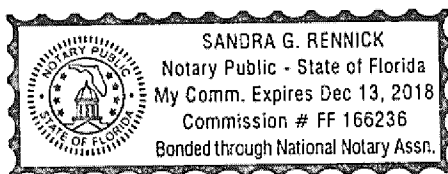
Lynn A. McBeth

Lynn A. McBeth, individually and as Trustee
of the Second Lynn A. McBeth Qualified
Personal Residence Trust

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 28th day of September, 2017 by Donald F. McBeth, individually and as Trustee of the Second Donald F. McBeth Qualified Personal Residence Trust and Lynn A. McBeth, individually and as Trustee of the Second Lynn A. McBeth Qualified Personal Residence Trust, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



Sandra G. Rennick
Notary Public

Printed Name: Sandra G. Rennick

My Commission Expires: _____

**THE ANCHOR PROPERTY OWNERS' ASSOCIATION, INC.
WAIVER OF RIGHT OF FIRST REFUSAL**

BE IT HEREBY KNOWN, that THE ANCHOR 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:

Name Donald F. & Lynn A McBeth (TRS) (QPRT) (R2025)
Address 130 Springline Drive
Vero Beach, Florida 32963

And which is being transferred to:

Name Christopher & Ann Dolin
Address 2809 Marshall Lake Dr., Oakton, VA 22124
Tel No. 703-593-3424

and for which sale the **broker**/lawyer/closing agent is: Moorings Realty Sales Company
and whose telephone number is: 772-231-5131
with a proposed closing date of: September 29, 2017

Lot 30, The Moorings, Sub Unit V, The Anchor, according to the Plat thereof as recorded in Plat Book 9, pages 98 through 98-D, of the Public Records of Indian River County, Florida.

This Waiver is for the sole purpose of waiving and relinquishing the above-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 subsequent sale of the property by the proposed purchaser.

This Waiver is subject to:

- 1). Proof of payment of outstanding property owner assessments by date of settlement. Such sum will be reserved at settlement and paid to The Anchor Property Owners' Association, Inc.
- 2). Buyer affidavit of receipt and intended compliance with community restrictions and architectural criteria.

IN WITNESS WHEREOF, The Anchor Property Owners' Association, Inc., has caused these present to be executed in its name and its corporate seal to the hereunto affixed by its Board Member, this 28 day of September, 2017.

THE ANCHOR PROPERTY OWNERS' ASSOCIATION, INC.

WITNESS:

Holly L. Rice
Wendy C. Owen

BY: Carol Ann Beaty
Board Member
(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid, to take acknowledgements, personally appeared Carol Ann Beaty, well known to me to be the Director of the corporation named in the foregoing instrument and that he acknowledged executing the same freely and voluntarily under authority duly vested in him by said corporation.

WITNESS my hand and official seal in the State and County aforesaid, this 28th day of September, 2017.

Jolene K. Southwick
NOTARY PUBLIC, State of Florida
My Commission Expires: 12/29/17

