

Prepared By/Return to:

Christopher C. Campione, Esq.
Campione, Campione & Leonard, P.A.
4445 N. Hwy. A1A, Ste. 110
Vero Beach, Florida 32963
File No.: 17-311.v
Will Call No: 21

Parcel ID #: 33-40-21-00008-0000-00138/0

Warranty Deed

This Warranty Deed made this 17th day of October, 2017, between **Joseph F. Campbell, Jr. and Erika Reich Campbell, husband and wife** ("Grantor"), whose address is 164 Grant Street, Ridgewood, NJ 07450, and **Daniel K. Hunt and Joan Z. Hunt, husband and wife** ("Grantee"), whose address is 238 Spinnaker Drive, Vero Beach, Florida 32963.

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.

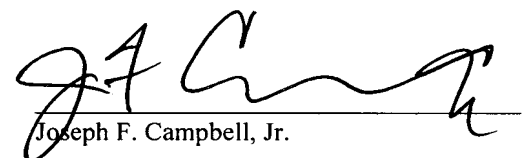
Subject to taxes for the year 2017 and subsequent years and easements and restrictions of record, if any; however, this reference shall not serve to reimpose same.

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

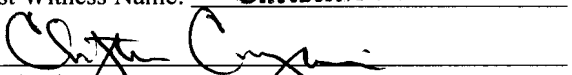
Signed, sealed and delivered
in the presence of:



1st Witness Name: **Christine Stenback**



Joseph F. Campbell, Jr.



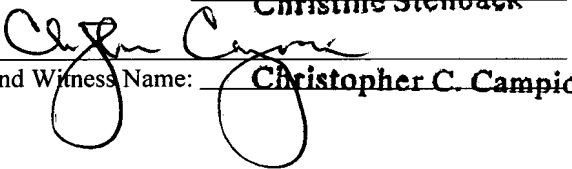
2nd Witness Name: **Christopher C. Campione**



Erika Reich Campbell



1st Witness Name: **Christine Stenback**

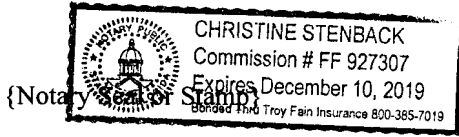



2nd Witness Name: **Christopher C. Campione**

Warranty Deed
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State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 12 day of October, 2017, by Joseph F. Campbell, Jr. and Erika Reich Campbell, ___ who are personally known to me or who have produced AJ Drivers License as identification.





Notary Public
My Commission Expires:

Exhibit "A"
Property Description

Lot 138, The Moorings Unit Five, "The Anchor", according to the map or plat thereof as recorded in Plat Book 9, Page 98, Public Records of Indian River County, Florida.

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 Joseph F. & Erika Reich Campbell
Address 238 Spinnaker Drive
Vero Beach, Florida 32963

And which is being transferred to:

Name Daniel K. & Joan Z. Hunt
Address 104 Talavera Place, Palm Beach Gardens, FL 33418
Tel No. 561-625-5224

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: October 17, 2017

Lot 138, 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 28th day of August, 2017.

THE ANCHOR PROPERTY OWNERS' ASSOCIATION, INC.

WITNESS:

Rain Stevens
Megan Murphy

BY: Melissa Rotherberg
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 Melissa Rotherberg, well known to me to be the President 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 August, 2017.

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

