

Prepared by and return to:

Michele S. Scully

Barry G. Segal, P.A.
3096 Cardinal Drive Suite 2C
Vero Beach, FL 32963
772-567-5552
File Number: **18-640**
Will Call No.: **Box 92**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **20th** day of **April, 2018** between **Five D's Realty Enterprises, L.P.**, a New York limited partnership whose post office address is **14 Old Katonah Drive, Katonah, NY 10536**, grantor, and **Virginia L. Leamy, a married woman** whose post office address is **5534 Bohlander, Berkeley, IL 60163**, 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:

Unit No. 206, of THE BAY ISLAND CLUB, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 449, Page 839, and all exhibits and amendments thereof, Public Records of Indian River County, Florida.

Parcel Identification Number: 32-40-32-00022-0000-00206/0

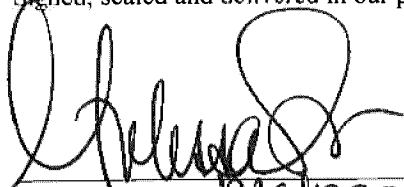
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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, 2017**.


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:


Witness Name: Melissa Segal

Five D's Realty Enterprises, L.P.

By: 
David Duffy, General Partner

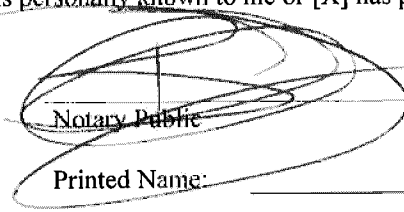

Witness Name: Barry Glen Segal

(Corporate Seal)

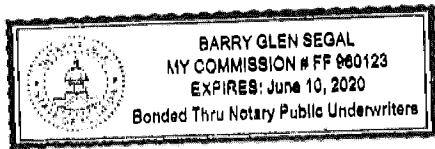
State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 20th day of April, 2018 by David Duffy of Five D's Realty Enterprises, L.P., on behalf of the corporation. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]


Notary Public
Printed Name: _____

My Commission Expires: _____





THE BAY ISLAND CLUB, INC.

February 15, 2018

To Whom It May Concern:

Please be advised that the undersigned, acting under the direction of the Bay Island Club Condominium Association (BIC) Board of Directors, hereby waives the BIC Right of First Refusal relating to the sale of unit #206 @ 4141 Ocean Drive Vero Beach FL, 32963. And the application for purchase is **approved** for Virginia L. Leamy.

As of 2/15/2018, Unit 206 is **current** on Quarterly Maintenance payments, The January 1st payment of \$1593.60 was paid on 1/05/2018, making the next Quarterly Maintenance payment due April 1st 2018 in the amount of \$1,593.60

No other Special assessments are due at this time.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Kenneth E. Strout", is written over a printed name.

Kenneth E. Strout

Bay Island Club
Property Manager

RESOLUTION

IN THE MATTER OF:

Five D's Realty Enterprises, L.P.,
a New York limited partnership
(the Company)
14 Old Katonah Drive
Katonah, NY 10536

Date of Formation:	November 5, 1998
General Partner:	Five D's Realty Enterprises, Inc.
Limited Partners:	David Duffy Andrew Duffy Frank Duffy James Duffy Charles Duffy

Property: Unit No. 206, of THE BAY ISLAND CLUB, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 449, Page 839, and all exhibits and amendments thereof, Public Records of Indian River County, Florida.

Since there has been presented to and discussed at this meeting a form of agreement for the purchase and sale of Property (which does not constitute all or substantially all of the property and assets of this Company) to be sold, conveyed, and transferred to Virginia L. Leamy (Buyer), on the general terms and conditions as set forth in that certain contract between the Company and Buyer; and

The partners of the Company deem it to be for the best interests of the Company that Property be sold, conveyed and transferred to Buyer as stated in the agreement of purchase and sale, a true copy of the form of which is to be inserted in the minute books of the Company immediately following the minutes of this meeting;

It is resolved that the Company sell, convey, assign, set over, transfer, and deliver Property to Buyer, and for the consideration provided in the agreement of purchase and sale which has been presented to and discussed at this meeting; and

Resolved further that David Duffy, on behalf of the Company and the General Partner, Five D's Realty Enterprises, Inc., is hereby authorized, empowered, and directed to take such steps as he may deem necessary or proper to enter into the contract for the sale of Property and to execute all

documents necessary to effectuate the conveyance, sale and transfer of Property as contemplated by the contract including, but not limited to, deeds, affidavits, closing statements and a bill of sale. Any actions taken prior to this date are hereby ratified and accepted by the Company and the partners.

Resolved further that David Duffy is authorized, empowered, and directed to execute and deliver, on behalf of the Company and General Partner, the contract of sale for the Property and, on behalf of the Company, to execute and deliver, on consummation of the sale, all the deeds, bills of sale, assignments, and other instruments of transfer, and do all other things, on behalf of the Company and the General Partner, convenient or necessary to carry out the contract of sale and to execute any and all documents, on behalf of this corporation, to that end.

Dated: This 10 day of April, 2018

By: David Duffy
David Duffy
Partner

By: _____
Andrew Duffy
Partner

By: _____
Frank Duffy
Partner

By: _____
James Duffy
Partner

By: _____
Charles Duffy
Partner

11/25/11, 2018

By: _____
David Duffy
Partner

By: _____
Andrew Duffy
Partner

By: _____
Frank Duffy
Partner

By: _____
James Duffy
Partner

By: Charles Duffy
Charles Duffy
Partner

By: _____
David Duffy
Partner

By: Andrew P. Duffy
Andrew Duffy
Partner

By: _____
Frank Duffy
Partner

By: _____
James Duffy
Partner

By: _____
Charles Duffy
Partner

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11/25/11, 2018

By: _____
David Duffy
Partner

By: _____
Andrew Duffy
Partner

By: Frank Duffy
Frank Duffy
Partner

By: _____
James Duffy
Partner

By: _____
Charles Duffy
Partner

By: _____
David Duffy
Partner

By: _____
Andrew Duffy
Partner

By: _____
Frank Duffy
Partner

By: James Duffy
James Duffy
Partner

By: _____
Charles Duffy
Partner

RESOLUTION

IN THE MATTER OF:

Five D's Realty Enterprises, Inc.,
a New York corporation
(the Company)
14 Old Katonah Drive
Katonah, NY 10536

Date of Formation: October 30, 1998


Shareholders/Directors: David Duffy
Andrew Duffy
Frank Duffy
James Duffy
Charles Duffy

Property: Unit No. 206, of THE BAY ISLAND CLUB, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 449, Page 839, and all exhibits and amendments thereof, Public Records of Indian River County, Florida.

David Duffy, on behalf of the Company as the General Partner of Five D's Realty Enterprises, L.P., a New York Limited Partnership., is hereby authorized, empowered, and directed to take such steps as he may deem necessary or proper to enter into the contract for the sale of Property and to execute all documents necessary to effectuate the conveyance, sale and transfer of Property as contemplated by the contract including, but not limited to, deeds, affidavits, closing statements and a bill of sale. Any actions taken prior to this date are hereby ratified and accepted by the Company and the partners.

Resolved further that David Duffy is authorized, empowered, and directed to execute and deliver, on behalf of the Company as General Partner, the contract of sale for the Property and, on behalf of the Company, to execute and deliver, on consummation of the sale, all the deeds, bills of sale, assignments, and other instruments of transfer, and do all other things, on behalf of the Company and the General Partner, convenient or necessary to carry out the contract of sale and to execute any and all documents, on behalf of this corporation, to that end.

Dated: This 10 day of April, 2018

By: 
David Duffy
Partner

By: *Andrew P. Duffy*
Andrew Duffy
Partner

By: _____
Frank Duffy
Partner

By: _____
James Duffy
Partner

By: _____
Charles Duffy
Partner

By: _____
Andrew Duffy
Partner

By: _____
Frank Duffy
Partner

By: *[Signature]*
James Duffy
Partner

By: _____
Charles Duffy
Partner

By: _____
Andrew Duffy
Partner

By: *Frank Duffy*
Frank Duffy
Partner

By: _____
James Duffy
Partner

By: _____
Charles Duffy
Partner

By: _____
Andrew Duffy
Partner

By: _____
Frank Duffy
Partner

By: _____
James Duffy
Partner

By: *Charles P. Duffy* 4/10,
Charles Duffy
Partner