



Prepared by
Tammy Shrum, an employee of
First American Title Insurance Company
2001 9th Avenue, Suite 108
Vero Beach, FL 32960
(877)753-0344

Return to: Grantee

File No.: 2118-2514386
Consideration: \$2,200,000.00

WARRANTY DEED

This indenture made as of **April 30, 2018 A.D.**, by

Brian A. Murdock and Deborah B. Murdock, husband and wife as joint tenants with right of survivorship

whose address is: **108 East Elm Street Greenwich, CT 06830**
hereinafter called the "grantor", to

Dennis M. Kass and Barclay B. Kass, husband and wife

whose address is: **40 Beachside Drive #202 Vero Beach, FL 32963**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

Unit No. 202, Building 40, OCEAN RESIDENCES AT ORCHID ISLAND, a Condominium together with an undivided interest in the common elements, according to the Declaration of Condominium recorded in Official Records Book 1431, Page 1525, as amended from time to time, Public Records of Indian River County, Florida.

Together with the exclusive use of Parking Spaces 11 and 12, Golf Cart Space 4, and Storage Space 202, in accordance with the Declaration of Condominium.

Parcel Identification Number: **31-39-23-00023-0400-00202/0**

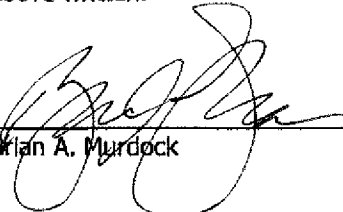
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2017.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.




Brian A. Murdock



Deborah B. Murdock

Signed, sealed and delivered in our presence:

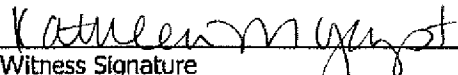


Witness Signature

Print Name: Melinda Mills

State of Virginia

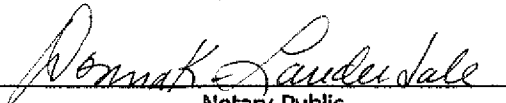
County of Stafford



Witness Signature

Print Name: Kathleen M Yengst

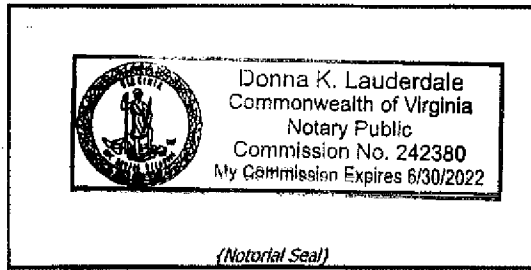
The Foregoing Instrument Was Acknowledged before me on April 23rd, 2018, by **Brian A. Murdock and Deborah B. Murdock, husband and wife** who is/are personally known to me or who has/have produced a valid driver's license as identification.



Notary Public

Donna K. Lauderdale
(Printed Name)

My Commission expires: June 30, 2022



**CONSENT/WAIVER OF RIGHT OF FIRST REFUSAL
OF
ORCHID ISLAND GOLF & BEACH COMMUNITY ASSOCIATION, INC.**

In accordance with Article XIII, Section 13, of the Declaration of Covenants, Conditions and Restrictions for Orchid Island Golf & Beach Community as recorded in Official Records Book 2546, Page 1119, Public Records of Indian River County, Florida, the Board of Directors of Orchid Island Golf & Beach Community Association, Inc. hereby certifies to receipt of the notice required by this section and consents to the sale of the following described real property from:

BRIAN A. AND DEBORAH B. MURDOCK
(Seller)

-to-

DENNIS M. AND BARCLAY B. KASS
(Purchaser)

Condominium Unit # 202, Building # 40, Ocean Residences at ORCHID ISLAND, a condominium, recorded in O.R. Book 1217, Page 2498 of the Public Records of Indian River County, Florida.

By execution hereof, the Association further waives its right of first refusal in accordance with said Declaration.

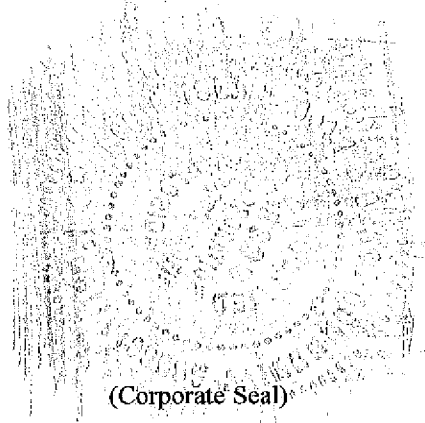
IN WITNESS WHEREOF, the undersigned subscriber of this document has set his hand and seal as of the 10th day of January, 2018.

**ORCHID ISLAND GOLF & BEACH
COMMUNITY ASSOCIATION, INC.**

By: John D. Sullivan

Printed Name: John D. Sullivan

Its: President
Title



**STATE OF FLORIDA
COUNTY OF INDIAN RIVER**

The foregoing instrument was acknowledged before me this 10 day of January, 2018, by John D. Sullivan, as President of Orchid Island Golf & Beach Community Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who is personally known to me or has shown the following identification _____.

Alyssa Hatfield

Print Name: Alyssa Hatfield
Commission No: _____
My Commission Expires: _____

