

Prepared by and return to:

Sandra G. Rennick
Attorney at Law
Gould Cooksey Fennell, PLLC
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File Number: 13289.4
Will Call No.: 42
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Deed: \$ 35.50
Docs Stamps: \$3,640.00
Total: \$3,675.50

Parcel Identification No.:
32-39-01-00008-0000-00705.0

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WARRANTY DEED

THIS DEED made the 18th day of May, 2018 by **Peter J. Dee**, a single person with an address of **3 Holly Lane, Darien, CT 06820** of the County of **Fairfield**, State of **Connecticut**, hereinafter called Grantor, to **John J. Scally, Jr.**, a single person whose address is **174 Summit Avenue, Apt. 31, Summit, NJ 07901** of the County of **Union**, State of **New Jersey**, hereinafter called 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:

Unit No. 705 of North Village f/k/a North Village, Module I, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 574, Page 1643, and as amended in O.R. Book 679, Page 198 and all exhibits and amendments thereof, Public Records of Indian River County, Florida.

Subject to easements, restrictions, reservations and rights of way of record.

TO HAVE AND TO HOLD, the same in fee simple forever.

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

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, the said GRANTOR has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

L MacDougall
Witness #1 Printed: L MACDOUGALL

Peter Arvonia
Witness #2 Printed: Peter Arvonia

Peter J. Dee (Seal)
Peter J. Dee

State of Connecticut
County of Fairfield

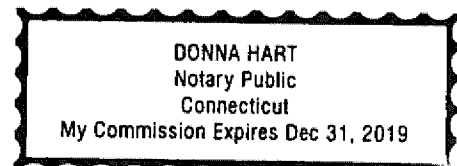
The foregoing instrument was acknowledged before me this 11th day of May, 2018 by Peter J. Dee, who is personally known or has produced a driver's license as identification.

[Notary Seal]

Donna Hart
Notary Public

Printed Name: DONNA HART

My Commission Expires: 12/31/2019



WAIVER OF RIGHT OF FIRST REFUSAL

BE IT HEREBY KNOWN, THAT NORTH VILLAGE CONDOMINIUM 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:

Peter J. Dee

which is being sold to:

John J. Scully, Jr.

(Property) 777 Sea Oak Drive – Apartment 705

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 name proposed purchaser take title to the same or upon the subsequent sale of the property by the proposed purchaser.

IN WITNESS WHEREOF, NORTH VILLAGE CONDOMINIUM ASSOCIATION, INC. has caused these present to be executed in its name, and its corporate seal to be hereunto affixed, by its property officers thereunto duly authorized this 12th day of April, 2018.

NORTH VILLAGE CONDOMINIUM ASSOCIATION, INC.

BY:

J. Thomas Dunlevy
President

ATTEST:

Jeanette Genovese
Secretary

(CORPORATE SEAL)

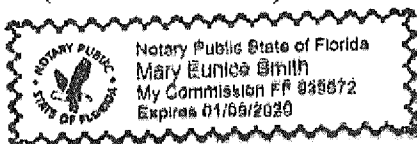
STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this date, before me, an officer in the State and County aforesaid to take acknowledgments, personally appeared J. Thomas Dunlevy and Jeanette Genovese well known 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 invested 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 12th day of April, 2018.

(NOTARY SEAL)

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



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:

Peter J. Dee

being sold by said owner to

John J. Scully, Jr.

(Property) 777 Sea Oak Drive – Apartment 705

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 present to be executed in its name, and its corporate seal to be hereunto affixed, by its property officers thereunto duly authorized this 12th day of April, 2018.

JOHN'S ISLAND PROPERTY OWNERS ASSOCIATION, INC.

(CORPORATE SEAL)

BY: Louis Hoynes
President

ATTEST: James L. Moller
Secretary

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

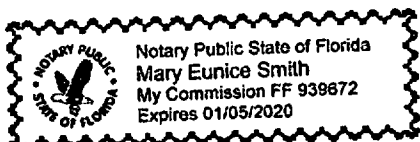
I HEREBY CERTIFY that on this date, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Louis Hoynes and

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 12th day of April, 2018.

(NOTARY SEAL)

Mary Eunice Smith
Notary Public, State of Florida at Large
My Commission expires:



1/5/20