

Prepared by and return to:

Gregg M. Casalino
Attorney at Law
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3111 Cardinal Drive
Vero Beach, FL 32963
772-231-6900
File Number: 4612.28212
Court House Box No.: 59

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Warranty Deed made this 12th day of October, 2018 between James S. Pennington, III, Individually and as Trustee of the Eleanor W. Pennington Revocable Trust, as amended and restated November 17, 2000 whose post office address is 2276 Sweetbrier Road, Niskayuna, NY 12309, grantor, and Robert S. Janicki and I. Jane Janicki, husband and wife whose post office address is 138 Anchor Drive, Vero Beach, FL 32963, 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. 301 of Mayfair House at Oak Harbor Condominium, a condominium, according to the Declaration of Condominium recorded in O.R. Book 1381, Page 1027, and all exhibits and amendments thereof, Public Records of Indian River County, Florida; together with an undivided share or interest in the common elements appurtenant thereto.

Parcel Identification Number: 32-39-23-00020-0000-00301/0

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 2276 Sweetbrier Road, Niskayuna, NY 12309.

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:

[Signature]
Witness Name: Erica L Hicks

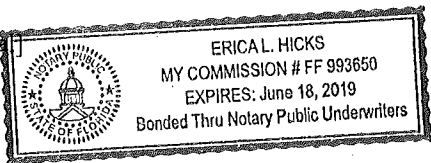
[Signature]
James S. Pennington, III, Individually and as of the Eleanor
W. Pennington Revocable Trust, as amended and restated
November 17, 2000

[Signature]
Witness Name: Elizabeth Ingram

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 20th day of September, 2018 by James S. Pennington, III,
Individually and as Trustee of the Eleanor W. Pennington Revocable Trust, as amended and restated November 17, 2000,
who is personally known or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____

Mayfair House at Oak Harbor Condominium Association, Inc.

c/o A.R. Choice Management, Inc.
100 Vista Royale Boulevard ~ Vero Beach, FL 32962
Phone (772) 567-0808 ~ Fax (772) 567-2551
Melissa@ARChoice.com ~ Karli@ARChoice.com

Certificate of Approval

RE: Seller/Grantor – James S. Pennington, III, Trustee

Buyer/Grantee – Robert S. and I. Jane Janicki

Property – 1520 Oak Harbor Blvd. #301

The Board of Directors of Mayfair House at Oak Harbor Condominium Association, Inc. on behalf of the Association, does hereby waive any right of first refusal and consents to the conveyance of the property described herein to the Grantee named herein.

Dated this 10th day of September, 2018

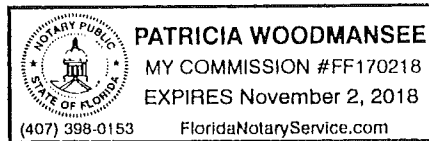
Mayfair House at Oak Harbor
Condominium Association, Inc.

By Karli Aguirre
Managing Agent

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 10th day of

September, 20 18 by Karli Aguirre
Who is personally known to me or has presented proof that he/she is Managing Agent of Mayfair House at Oak Harbor Condominium Association, Inc., a Florida not-for-profit corporation, pursuant to the authority duly vested in him/her, on behalf of said corporation.



Notary public, State of Florida

Patricia Woodmansee

My Commission expires: November 2, 2018