

Prepared By/Return to:

John J. Campione, Esq.
Campione, Campione & Leonard, P.A.
4445 N. Hwy. A1A, Ste. 110
Vero Beach, Florida 32963
File No.: 18-452.v
Will Call No: 21

Parcel ID #: 32-39-01-00005-0000-00006/0

Warranty Deed

This Warranty Deed made this 21st day of December, 2018, between **Susan Martinelli Shea, individually and as Trustee under Revocable Agreement of Trust of Alfred W. Martinelli dated October 9, 2007 ("Grantor")**, whose address is c/o Susan Martinelli Shea, 1706 Rittenhouse Square #1501 , Philadelphia, PA 19103, and **Michael T. Merrill, a married person ("Grantee")**, whose address is 700 Beach Road #259, Indian River Shores, FL 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.

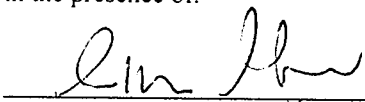
Grantor hereby covenants with said grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. *Singular and plural are interchangeable as context requires.

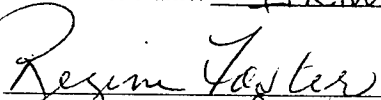
Neither Grantor nor anyone dependent on Grantor resides on the property described above or property adjoining to the property described above, and the property does not constitute the homestead of Grantor within the meaning of Article X of the Florida Constitution.

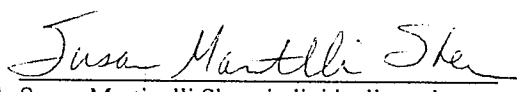
Subject to taxes for the year 2019 and subsequent years and easements and restrictions of record, if any; however, this reference shall not serve to reimpose same.

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: Terim Green

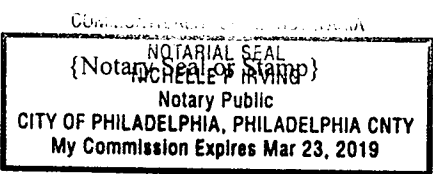

2nd Witness Name: Regina Foster


Susan Martinelli Shea, individually and as
Trustee under Revocable Agreement of
Trust of Alfred W. Martinelli dated October
9, 2007

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State of Pennsylvania
County of Philadelphia

The foregoing instrument was acknowledged before me this 17 day of December, 2018, by Susan Martinelli Shea, individually and as Trustee under Revocable Agreement of Trust of Alfred W. Martinelli dated October 9, 2007, ✓ who is personally known to me or ✓ who has produced PA DV 20180553 as identification.



[Signature]
Notary Public
My Commission Expires: March 23, 2019

Exhibit "A"
Property Description

Lot 6, JOHN'S ISLAND - PLAT 14, according to the map or plat thereof as recorded in Plat Book 9, Page(s) 70, Public Records of Indian River County, Florida.

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:

Susan Martinelli Shea (TR)

being sold by said owner to

Michael T. Merrill

(Property) Plat 14 – Lot 6 – 591 Indian Harbor Road

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 6th day of December, 2018.

JOHN'S ISLAND PROPERTY OWNERS
ASSOCIATION, INC.

BY:

Louis Haynes
President

(CORPORATE SEAL)

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 Haynes 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

6th day of December, 2018.

(NOTARY SEAL)

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

1/5/20

