

3120190004305 RECORDED IN THE RECORDS OF JEFFREY R. SMITH, CLERK OF CIRCUIT COURT INDIAN RIVER CO FL
BK: 3178 PG: 2093, 1/22/2019 3:54 PM D DOCTAX PD \$0.70

This Instrument Prepared By:
Donald S. Rosenberg, Esq.
Peckar & Abramson
Suite 3050
One S.E. Third Avenue
Miami, FL 33131

Property Appraiser's
Parcel Identification Nos.:
33-40-27-00026-0001-0010310

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made the 17th day of January, 2019, by SOUTHWINDS VERO HOLDINGS, LLC, a Florida limited liability company, hereinafter called "Grantor" to CASHELMARA SOUTH LLC, a Florida limited liability company, whose post office address is c/o Maureen Tully, 2 Stratford Road, Port Washington, New York 11050, hereinafter called "Grantee";

(Wherever used herein the terms "Grantor(s)" and "Grantee(s)" include all the parties to this instrument and their heirs, legal representatives, successors and assigns.)

WITNESSETH:

THAT, the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain property situate in Indian River County, Florida, to-wit:

Unit 103, Southwinds A, a Condominium, according to the Amended Declaration of Condominium thereof, recorded in O.R. Book 1167, Page 2286 of the public records of Indian River County, Florida. Together with Garage Space #103. Formerly known as Unit 103, Southwinds #2, a Condominium, according to the Declaration of Condominium thereof, recorded in O.R. Book 788, Page 706, public records of Indian River County and any amendment thereto.

Together with the improvements situate therein and related thereto; and

Together with all appurtenant rights, privileges, servitudes and reversionary interests belonging to, or in anywise appertaining to, the above Property.

SUBJECT TO, real estate taxes, levies and assessments for the year 2019 and subsequent years; restrictions, easements, conditions and limitations of record, if any, which may now affect the above described property (without intending hereby to reimpose any of the foregoing which may have expired by its term and/or which may no longer be enforceable); the rights and obligations under the Declaration of Condominium establishing Southwinds A, a Condominium; and applicable zoning ordinances.

*This Deed is being re-recorded solely to reflect the payment of the proper amount of documentary stamps required to be affixed to the Deed.

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 property; that the Grantor hereby specially warrants the title to said property and will defend the same against the lawful claims of all persons whomsoever claiming by, through and under Grantor; and that said property is free of all encumbrances, except real estate taxes, levies and assessments for 2019.

REST OF PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the said Grantor has executed this Special Warranty Deed the day and year first above written.

Signed, sealed and delivered in the presence of:

SOUTHWINDS VERO HOLDINGS, LLC
a Florida limited liability company

[Signature]
Print Name: Donna L. Trench

By: [Signature]
Gerard P. Tully, Jr., Manager

[Signature]
Print Name: Donna L. Trench

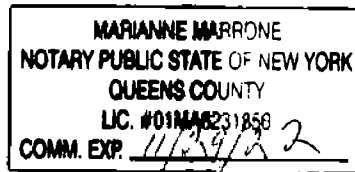
Grantor's Address:
c/o Whitestone Properties Associates, Inc.
150-45 Cross Island Parkway
Whitestone, NY 11357

STATE OF NEW YORK]
]:§
COUNTY OF QUEENS |

The foregoing instrument was acknowledged before me this 14 day of January, 2019, by Gerard P. Tully, Jr., as Manager of Southwinds Vero Holdings, LLC, a Florida limited liability company, on behalf of the Company. He is personally known to me.

[Signature]
Name: MARIANNE MARRONE
Notary Public – State of New York
My commission expires: 11/29/22

(SEAL)



**SOUTHWINDS AT THE MOORINGS ASSOCIATION, INC.
CERTIFICATE OF APPROVAL**

Seller/Grantor: Southwinds Vero Holdings LLC

Buyer/Grantee: Cashelmara South LLC

Property Address: 2245 Southwinds Blvd. #103, Vero Beach, FL 32963

The Board of Directors of SOUTHWINDS AT THE MOORINGS, 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.

The Board, however, maintains its rights and responsibilities under the Association's recorded documents to approve all persons who will reside in the unit, now or in the future. Based on the information provided at this time, the Board of Directors approves as the intended residents:

Maureen Tully, Karen & Patrick Duffy
(Name)

Dated this 13th day of December, 2018

SOUTHWINDS AT THE MOORINGS ASSOCIATION, INC.

By: Deborah O Lanning - Director
(Name) (Title)

STATE OF FLORIDA)
COUNTY OF INDIAN RIVER)

THE FOREGOING INSTRUMENT was acknowledged before me this 13th day of December, 2018 by Deborah Lanning, who is well known to me, as Director of Southwinds at the Moorings Association, Inc., a Florida notfor-profit corporation, pursuant to the authority duly vested in him/her, on behalf of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 13th day of December, 2018.



(SEAL)

[Signature]
NOTARY PUBLIC, State of Florida at Large

Sarah J. McGinness
Print Name of Notary
My Commission Expires: 7/29/22

Prepared by:
Donald S. Rosenberg, Esq.
Peckar & Abramson
Suite 3050, One S.E. Third Avenue
Miami, FL 33131

AFFIDAVIT
[Attachment to Special Warranty Deed]

STATE OF NEW YORK]
]§
COUNTY OF QUEENS]

BEFORE ME, the Undersigned authority, personally appeared Gerard P. Tully, Jr., who being by me first duly sworn, deposes and says:

1. Affiant is the sole Manager of Southwinds Vero Holdings, LLC, a Florida limited liability company ("Company").

2. This Affidavit is attached to that certain Special Warranty Deed made by the Company in favor of Cashelmara South LLC, a Florida limited liability company authorized to transact business in Florida ("Cashelmara") conveying that certain property more particularly described in said Special Warranty Deed and described as follows (the "Property"):

Unit 103, Southwinds A, a Condominium, according to the Amended Declaration of Condominium thereof, recorded in O.R. Book 1167, Page 2286 of the public records of Indian River County, Florida. Together with Garage Space #103. Formerly known as Unit 103, Southwinds #2, a Condominium, according to the Declaration of Condominium thereof, recorded in O.R. Book 788, Page 706, public records of Indian River County and any amendments thereto.

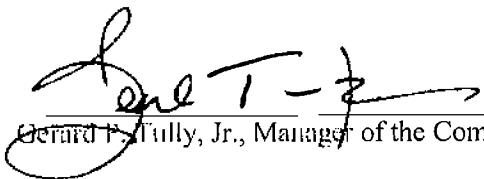
3. Manager has the full right, power and authority to execute the Special Warranty Deed on behalf of the Company.

4. The Company has not been dissolved and is current and in good standing under the laws of the State of Florida, is not a debtor in any bankruptcy or insolvency proceeding and all necessary consents to the subject conveyance have been obtained.

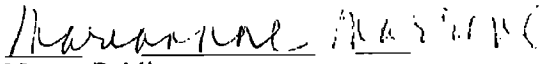
5. This Affidavit is made to induce Cashelmara to purchase the aforescribed Property from Company.

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SIGNATURE PAGE TO AFFIDAVIT
[Attachment to Special Warranty Deed]


Gerard P. Tully, Jr., Manager of the Company

Sworn to and subscribed before
me this 14 day of January, 2019


Notary Public
Print Name: MARIANNE MARRONE
My Commission Expires: 11/29/2022

MARIANNE MARRONE
NOTARY PUBLIC STATE OF NEW YORK
QUEENS COUNTY
LIC. #01MA6231866
COMM EXP 11/29/22