

This instrument prepared by and return to
Rebecca F. Emmons, Esq.
Rossway Swan Tierney Barry Lacey & Oliver, P.L.
2101 Indian River Boulevard, Suite 200
Vero Beach, FL 32960
Courthouse Box 87

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is executed as of the 18th day of April, 2019, by Diane S. Ritchie, a **married woman**, joined by her husband, William P. Ritchie, whose address is 1050 Beach Road, Apt. 3H, Vero Beach, FL 32963 (hereinafter referred to as "Grantor"), in favor of William P. Ritchie, a **married man**, whose address is 1050 Beach Road, Apt. 3H, Vero Beach, FL 32963 (hereinafter referred to as "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, wherever the context so admits or requires.)

WITNESSETH, That the Grantor, for and in consideration of the sum of \$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, State of Florida, viz:

Unit Apartment 3-H of 1050 Beach Road, Ocean Place, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 719, Page 2679, of the Public Records of Indian River County, Florida, and any amendments thereto, together with its undivided share in the common elements.

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

Parcel Identification Number: 32401800047105000038/0

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.

THIS PROPERTY IS BEING CONVEYED PURSUANT TO THAT CERTAIN MARITAL SETTLEMENT AGREEMENT IN CASE NO. 31-2017-DR-000967 STATE OF FLORIDA, NINETEENTH JUDICIAL CIRCUIT. THE CONVEYANCE BY THE WIFE IS INTENDED TO RELEASE ANY AND ALL CLAIMS WHICH SHE HAS HAD IN THE PAST, MAY HAVE NOW, OR HAS IN THE FUTURE WITH RESPECT TO THE HOMESTEAD LAWS OF THE STATE OF FLORIDA OR ANY OTHER STATE AS IT RELATES TO THE PROPERTY HEREIN CONVEYED. ACCORDINGLY, NO DOCUMENTARY STAMPS ARE REQUIRED ACCORDING TO FLORIDA STATUTES.

This instrument has been prepared solely from information provided by the parties hereto.

There are no express or implied guarantees as to marketability of title, accuracy of the description, or quantity of land described, as no examination of title to the property has been conducted. The scrivener has not provided advice on the subject of taxation or the legal or non-legal consequences that may arise as a result of the conveyance; further, the scrivener has not verified the accuracy of the amount of consideration stated to have been exchanged or paid in connection with the conveyance or upon which documentary stamp taxes may have been calculated.

TO HAVE AND TO HOLD unto Grantee and Grantee's heirs, legal representatives, successors, and assigns.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed on the day and year set forth below.

Signed, sealed and delivered
in the presence of:

"GRANTOR"

Witness: Roger Alan Petzke

Diane S. Ritchie
Diane S. Ritchie

Witness: Debra L. Taylor

Witness: Sarah Barnhart

William P. Ritchie
William P. Ritchie

Witness: DJ Monnell

STATE OF MICHIGAN
COUNTY OF BERRIEN

The foregoing instrument was acknowledged before me this 16th day of ^{April}~~February~~ 2019, by Diane S. Ritchie who did acknowledge before me that said person executed the foregoing instrument for the uses and purposes therein set forth. Said party is (x) is personally known to me or () has produced _____ as identification.

Debra L. Taylor
Name: Debra L. Taylor
Notary Public, State of ~~Florida~~ Michigan
My Commission Expires: 7/1/2022
Acting in Berrien County, Michigan

**STATE OF FLORIDA
COUNTY OF INDIAN RIVER**

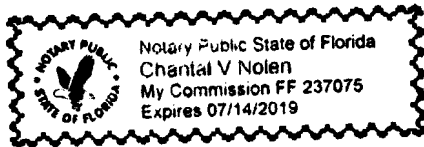
The foregoing instrument was acknowledged before me this 18th day of April 2019, by William P. Ritchie who did acknowledge before me that said person executed the foregoing instrument for the uses and purposes therein set forth. Said party is personally known to me.

Chantal V. Nolen

Name: Chantal V. Nolen

Notary Public, State of Florida

My Commission Expires: 7/14/2019



WAIVER OF RIGHT OF FIRST REFUSAL

BE IT HEREBY KNOWN, THAT OCEAN PLACE CONDOMINIUM, 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:

Diane S. Ritchie, a married woman

which is being sold by said owner to:

William P. Ritchie, a married man

(Property) 1050 Beach Road – Apartment #3H

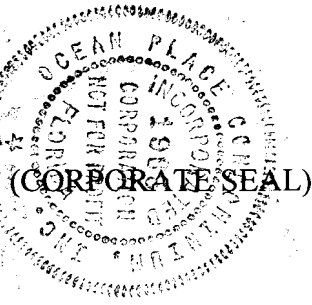
This waiver is for the sole purpose of waiving and relinquishing the aforementioned Association's right of first refusal in connection with the above mentioned, proposed transaction and is not a waiver or relinquishment of its right of first refusal to purchase the above described property should anyone 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, OCEAN PLACE CONDOMINIUM, 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 23 day of April, 2019.

OCEAN PLACE CONDOMINIUM, INC.

By: Maryellen Brophy
President

ATTEST: [Signature]
Secretary



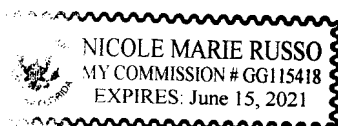
STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this date, before me, an officer in the State and County aforesaid to take acknowledgments, personally appeared Maryellen Brophy and Brian Fredericks 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 23 day of April, 2019.

(NOTARY SEAL)

Nicole Marie Russo
Notary Public, State of Florida at Large
My Commission expires:
JUNE 15, 2021



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:

Diane S. Ritchie, a married woman

This is being sold by said owner to:

William P. Ritchie, a married man

(Property) 1050 Beach Road – Apartment #3H

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 18th day of April, 2019.

JOHN'S ISLAND PROPERTY OWNERS
ASSOCIATION, INC.

BY: John Haynes

President

ATTEST: Michael T. Korper

Asst. Secretary

(CORPORATE SEAL)

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

Michael T. Korper

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

18th day of April, 2019.

(NOTARY SEAL)

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

1/5/20

