

Prepared by and return to:

Sandra G. Rennick

Attorney at Law

Gould Cooksey Fennell, PLLC

979 Beachland Boulevard

Vero Beach, FL 32960-1688

772-231-1100

File Number: 14515.3

Will Call No.:

www.gouldcooksey.com

Deed: \$ 27.00  
Docs Stamps: \$ 7,875.00  
Total: \$ 7,902.00

Parcel Identification No.:  
33-40-21-00008-0000-00092.0

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### TRUSTEE'S DEED

THIS INDENTURE made the 15th day of May, 2019, by Gregory Peter Van Schaack, individually and as Trustee of the Gregory Peter Van Schaack Revocable Trust dated September 21, 2009, whose address is 535 Orchard Lane, Winnetka, IL 60093, of the County of Cook, State of Illinois hereinafter called the GRANTOR, to Grassano Enterprises, Inc., a Florida corporation, whose address is 145 Ocean Way, Indian River Shores, FL 32963 of the County of Indian River, State of Florida, hereinafter called the 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:

**Lot 92, The Moorings Unit Five, "The Anchor", according to the Plat thereof in Plat Book 9, Page 98, Public Records of Indian River County, Florida.**

Subject to easements, restrictions, reservations, dedications, and rights of way of record, but this reference shall not operate to reimpose the same, and real estate taxes accruing subsequent to December 31, 2018.

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

GRANTOR warrants, covenants and represents to the Grantee that the above described property does not constitute the homestead of the Grantor under the Constitution or statutes of the State of Florida and that the Grantor's residence is on property other than the above-described property and they do not live adjacent or contiguous thereto.

GRANTOR COVENANTS with GRANTEE that GRANTOR has good right and lawful authority to sell and convey the property and GRANTOR warrants title to the property for any acts of GRANTOR and will defend the title against lawful claims of all persons claiming by, through, or under GRANTOR.

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:

Marian Kerekgyarto  
Witness #1 Printed: MARIAN KEREKGYARTO

Gregory Peter Van Schaack  
Gregory Peter Van Schaack, individually and as Trustee of the Gregory Peter Van Schaack Revocable Trust dated September 21, 2009

Catherine M. Wheeler  
Witness #2 Printed: CATHERINE M. WHEELER

State of ILLINOIS  
County of COOK

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of May, 2019 by Gregory Peter Van Schaack, individually and as Trustee of the Gregory Peter Van Schaack Revocable Trust dated September 21, 2009, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]



G. Van Moer  
Notary Public

Printed Name: G. VAN MOER

My Commission Expires: 9/12/22

THE ANCHOR PROPERTY OWNERS' ASSOCIATION, INC.  
WAIVER OF RIGHT OF FIRST REFUSAL

BE IT HEREBY KNOWN, that THE ANCHOR 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:

Name Gregory Peter Van Schaack (TE)  
Address 192 Spinnaker Drive  
Vero Beach, Florida 32963

And which is being transferred to:

Name Grassano Enterprises, Inc.  
Address 145 Ocean Way, Vero Beach, FL 32963  
Tel No. 772-231-2458

and for which sale the **broker**/lawyer/closing agent is: Alex MacWilliam Real Estate  
and whose telephone number is: 772-231-6509  
with a proposed closing date of: May 15, 2019

**Lot 92, The Moorings, Sub Unit V, The Anchor**, according to the Plat thereof as recorded in Plat Book 9, pages 98 through 98-D, of the Public Records of Indian River County, Florida.

This Waiver is for the sole purpose of waiving and relinquishing the above-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 subsequent sale of the property by the proposed purchaser.

This Waiver is subject to:

- 1). Proof of payment of outstanding property owner assessments by date of settlement. Such sum will be reserved at settlement and paid to The Anchor Property Owners' Association, Inc.
- 2). Buyer affidavit of receipt and intended compliance with community restrictions and architectural criteria.

IN WITNESS WHEREOF, The Anchor Property Owners' Association, Inc., has caused these present to be executed in its name and its corporate seal to the hereunto affixed by its Board Member, this ~~29~~ day of April, 2019.

THE ANCHOR PROPERTY OWNERS' ASSOCIATION, INC.

WITNESS:

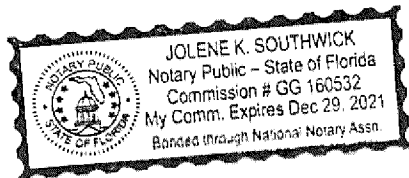
Melissa Rotherberger  
Grassano

BY: Melissa Rotherberger  
Board Member  
(CORPORATE SEAL)

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid, to take acknowledgements, personally appeared Melissa Rotherberger, well known to me to be the President of the corporation named in the foregoing instrument and that he acknowledged executing the same freely and voluntarily under authority duly vested in him by said corporation.

WITNESS my hand and official seal in the State and County aforesaid, this 29th day of April, 2019.



Jolene K. Southwick  
NOTARY PUBLIC, State of Florida  
My Commission Expires: GG 160532