

Prepared by and return to:  
Michele S. Scully

Barry G. Segal, P.A.  
3096 Cardinal Drive Suite 2C  
Vero Beach, FL 32963  
772-567-5552  
File Number: 19-941

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 22nd day of May, 2019 between 650 Beach Road LLC, an Ohio limited liability company whose post office address is Post Office Box 3544, Boardman, OH 44513, grantor, and Daniel P. Anderson, a single adult whose post office address is 24 Old Orchard Road, Morristown, NJ 07960, 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:

**Apartment 143,650-700 Beach Road, a condominium accorded to the Declaration of Condominium recorded in Official Records Book 457, Page 645, and Amendment thereto recorded in Official Records Book 468, Page 782, of the Public Records of Indian River County, Florida; including all common elements and limited common elements appurtenant to the said Apartment 143 according to the terms of the Declaration of Condominium, TOGETHER with parking spaces numbered 15 and 25 according to the said Declaration of Condominium.**

**Parcel Identification Number: 32-40-07-00006-0000-00143/0**

**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.

**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, 2018**.

**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:

650 Beach Road LLC, an Ohio limited liability company

Mandi L. McCrea  
Witness Name: Mandi L. McCrea

By: [Signature]  
Kenneth Cooper, Manager

[Signature]  
Witness Name: Josh Gill

Commonwealth of Pennsylvania  
State of Ohio  
County of Lawrence

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of May, 2019 by Kenneth Cooper, Manager / Non-Member of 650 Beach Road LLC, an Ohio limited liability company, on behalf of the limited liability company. He  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]

Mandi L. McCrea  
Notary Public

Printed Name: Mandi L. McCrea

My Commission Expires: 9/19/2021

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Mandi L. McCrea, Notary Public  
City of New Castle, Lawrence County  
My Commission Expires Sept. 19, 2021  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

**RESOLUTION**

IN THE MATTER OF:

650 BEACH ROAD, LLC,  
an Ohio limited liability company  
(the "Company")  
Post Office Box 3544  
Boardman, OH 44513

Date of Formation:	January 2, 2018
Manager:	Kenneth L. Cooper
Member:	MWC Holdings, LLC Raymond Darling

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Since there has been presented to and discussed at this meeting a form of agreement of purchase and sale where all or substantially all of the property and assets of this corporation are to be sold, conveyed, and transferred to Daniel P. Anderson (Buyer), on the general terms and conditions as set forth in that certain contract between the Company and Buyer; and

Since the Member and Manager deem it to be for the best interests of the Company that all or substantially all the property, specifically, that property described in Exhibit "A", be sold, conveyed and transferred to Buyer as stated in the form of agreement of purchase and sale, a true copy of the form of which is to be inserted in the minute books of the Company immediately following the minutes of this meeting, it is hereby recommended that the transaction be consummated;

It is resolved that the Company sell, convey, assign, set over, transfer, and deliver to Buyer, the property described in Exhibit "A" pursuant to the terms and provisions of, and for the consideration provided in the agreement of purchase and sale which has been presented to and discussed at this meeting; and

The members of the Company are listed above and are the only members of the Company.

Resolved further that the Manager Kenneth L. Cooper is authorized, empowered, and directed to execute and deliver, on behalf of the Company, the contract of sale and, on behalf of the Company, to execute and deliver, on consummation of the sale, all the deeds, bills of sale, assignments, and other instruments of transfer, and do all other things, on behalf of the Company, convenient or necessary to carry out the contract of sale and to execute any and all documents, on behalf of the Company, to that end.

Member: MWC Holdings, LLC  
an Ohio limited liability company

DocuSigned by:  
*Kenneth L. Cooper* 5/21/2019  
-----  
By: Kenneth L. Cooper Date  
Its: Manager

DocuSigned by:  
*Raymond Darling* 5/22/2019  
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Member: Raymond Darling Date

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Exhibit "A"

Apartment 143,650-700 Beach Road, a condominium accorded to the Declaration of Condominium recorded in Official Records Book 457, Page 645, and Amendment thereto recorded in Official Records Book 468, Page 782, of the Public Records of Indian River County, Florida; including all common elements and limited common elements appurtenant to the said Apartment 143 according to the terms of the Declaration of Condominium, TOGETHER with parking spaces numbered 15 and 25 according to the said Declaration of Condominium.

**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:

650 Beach Road, LLC

This is being sold by said owner to:

Daniel P. Anderson

(Property) 650 Beach Road – Apartment 143

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 15<sup>th</sup> day of May, 2019.

JOHN'S ISLAND PROPERTY OWNERS ASSOCIATION, INC.

BY: Louis Hoynes  
President

(CORPORATE SEAL)

ATTEST: Michael T. Karpal  
Asst. Secretary

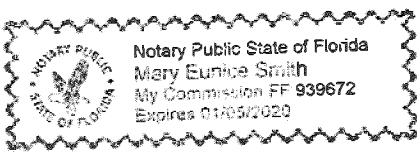
STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

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 Hoynes and Michael T. Karpal 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 15<sup>th</sup> day of May, 2019.

(NOTARY SEAL)

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



1/5/20

**WAIVER OF RIGHT OF FIRST REFUSAL (amended and restated)**

BE IT HEREBY KNOWN, THAT 650/700 BEACH ROAD CONDOMINIUM 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;

650 Beach Road, LLC

and which is being sold by said owner to;

Daniel P. Anderson

Property Address: 650 Beach Road – Apartment 143

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.

Is the purchaser a member of the John’s Island Club? Yes X No \_\_\_\_\_

Has purchaser submitted a membership application to the John’s Island Club? Yes \_\_\_\_\_ No \_\_\_\_\_

If so, provide name of John’s Island Club Sponsor and seconders:

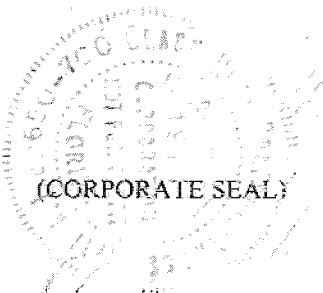
Purchaser has been provided a copy of the Declaration, By-Laws, and Articles of Incorporation.

Yes X 4-19-19

Purchaser has been provided a copy of the Rules and Regulations.

Yes X 4-19-19

IN WITNESS WHEREOF, 650/700 BEACH ROAD CONDOMINIUM 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 30 day of April, 2019.



650/700 BEACH ROAD CONDOMINIUM ASSOCIATION, INC.

BY: [Signature]  
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 Dave Ryan

and Jeanelle Genovese

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 30 day of April 2019.



[Signature]  
Notary Public, State of Florida at Large  
My Commission expires: 6-15-2021