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This Document Prepared By and Return to:

Charles E. Garris, Esquire  
CHARLES E. GARRIS P.A.  
819 Beachland Boulevard  
Vero Beach, Florida 32963  
Telephone: (772) 231-1995  
Box 65

**WARRANTY DEED**

THIS WARRANTY DEED made the 16 day of May, 2019, by **Julie Y. Zhu a/k/a Julie Yi Zhu, an unremarried woman**, whose mailing address is 950 Beach Road, Apt. 392, Vero Beach, Florida 32963 ("Grantor") to **Julie Yi Zhu, Trustee of Julie Yi Zhu Revocable Trust Agreement dated September 2, 2010**, whose mailing address is 950 Beach Road, Aptl 392, Vero Beach, Florida 32963 ("Grantee").

(Wherever used herein, the terms "Grantors" and "Grantees" referred to singularly or collectively, 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 and NO/100 (\$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 of Grantor's interest in that certain land situate in Indian River County, Florida, described as follows:

**Unit No. 392, 950 Beach Road, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 618, Page 1504, as thereafter amended and modified, all being recorded in the Public Records of Indian River County, Florida. Together with an undivided interest in all common elements and limited common elements appurtenant to said Unit No. 392, pursuant to the Declaration of Condominium.**

**Parcel No.: 32-40-18-00027-0000-00392/0**

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and those certain powers set forth in the attached Exhibit "A".

**TO HAVE AND TO HOLD**, the same in fee simple forever.

AND the Grantor hereby covenants with the 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; and that said land

is free of all encumbrances; however, subject to restrictions, easements, and matters appearing on the plat; public easements of record, and taxes accruing subsequent to December 31, 2018, which shall not operate to reimpose the same.

No title search nor review of a title abstract was performed in conjunction with the preparation of this Warranty Deed.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

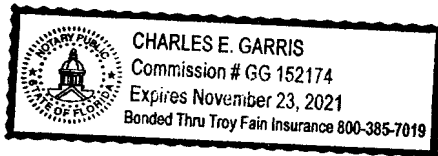
*Dane Innes*  
PRINTED: Dane Innes

*Julie Zhu*  
Julie Y. Zhu a/k/a Julie Yi Zhu

*Brenda Y. Keech*  
PRINTED: Brenda Y. Keech

**STATE OF FLORIDA  
COUNTY OF INDIAN RIVER**

The foregoing instrument was sworn to and acknowledged before me this 16 day of May, 2019, by **Julie Y Zhu a/k/a Julie Yi Zhu**, who is personally known to me or has provided \_\_\_\_\_ as identification.



*[Signature]*  
Notary Public

EXHIBIT "A"

Full power and authority is granted by this Deed to the Trustee named as Grantee or its successors to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the real estate or any part of it. In the event of the death or incompetence of the Trustee named above, its successor under any written trust agreement pursuant to which the Trustee holds title, shall act as successor Trustee with full powers as enumerated above.

The Trustee has no duties other than:

1. The duty to convey, sell, lease, mortgage, or deal with the trust property, or to exercise such other powers concerning the trust property as may be provided in the recorded instrument, in each case as directed by the beneficiaries or by the holder of the power of direction;
2. The duty to sell or dispose of the trust property at the termination of the trust;
3. The duty to perform ministerial and administrative functions delegated to the trustee in the trust agreement or by the beneficiaries or the holder of the power of direction.

**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:

Julie Yi Zhu

This is being sold by said owner to:

Julie Yi Zhu Revocable Trust dated September 2, 2010

(Property 950 Beach Road – Apartment 392

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

JOHN'S ISLAND PROPERTY OWNERS ASSOCIATION, INC.

BY: Louis Hoynes  
President

ATTEST: Michael T. Karpis  
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. Karpis 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 20<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

