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Prepared by and return to:

**Jerome D. Quinn**  
Attorney at Law  
O'Haire, Quinn, Casalino, Chartered  
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Vero Beach, FL 32963  
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File Number: 7907.28347  
Recording Department Will Call Number 59

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## Warranty Deed

**This Warranty Deed** made this 11th day of October, 2019 between **DBD Properties LLC**, a Michigan limited liability company whose post office address is **500 Grand Bank Building, 126 Ottawa Avenue, N.W., Grand Rapids, MI 49503**, grantor, and **Noelle Shepard Winsor** whose post office address is **1450 Emerson Avenue, #302, Mc Lean, VA 22101**, 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:

That portion of **Lot 8, Block 24, Windsor Plat 13**, according to the plat thereof as recorded in **Plat Book 15, Page 16, Public Records of Indian River County, Florida**; more particularly described as follows: Commence at the Northwest corner of aforesaid Lot 8; thence run South along the West line of said Lot 8, a distance of 105.0 feet to the North line of a variable width alley; thence run East along said North alley line, a distance of 24.97 feet to the centerline of a common wall, said point also being the Point of Beginning; thence run North along said common wall centerline, a distance of 53.20 feet, thence run North 62°55'17" East along said common wall centerline Easement Agreement distance of 44.67 feet to the West right of way line of North Frayne Drive; thence run South 27°04'43" East along said West right of way line, a distance of 26.17 feet; thence run South, a distance of 55.24 feet to the North line of aforesaid variable width alley; thence run West, a distance of 25.00 feet along said North alley line; thence run North, a distance of 5.00 feet; thence run West 26.70 feet to the Point of Beginning.

Also known as **Parcel 9, Block 24, Windsor Plat 13**, according to the Plat thereof as recorded in **Plat Book 15, Page 16, Public Records of Indian River County, Florida**, as set forth in those certain **Warranty Deed's** dated **January 31, 2001** and recorded in **O. R. Book 1379, Page 1492**; dated **March 20, 2003**, and recorded in **O. R. Book 1576, Page 1335** and dated **April 15, 2004** and recorded in **O. R. Book 1719, Page 1308, Public Records of Indian River County, Florida**.

Parcel Identification Number: 31-39-15-00011-0240-00008/1

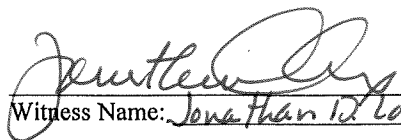
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

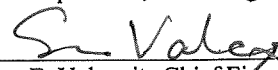
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful 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:

  
Witness Name: Jonathan D. Loux

DBD Properties LLC, a Michigan limited liability company  
By: RDV Corporation, its Manager

By:   
Susan E. Valcq, its Chief Financial Officer

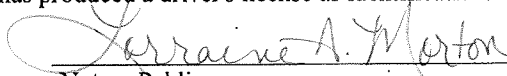
(Corporate Seal)

  
Witness Name: Emma Moynihan

State of Michigan  
County of Kent

The foregoing instrument was acknowledged before me this 9th day of October, 2019 by Susan E. Valcq, Chief Financial Officer of RDV Corporation, Manager of DBD Properties LLC, a Michigan limited liability company, on behalf of the corporation. He/she  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]

  
Notary Public

Printed Name: Lorraine A. Morton

My Commission Expires: 11.17.21

LORRAINE A. MORTON  
Notary Public, State of Michigan  
County of Kent  
My Commission Expires Nov. 17, 2024  
Acting in the County of Kent

AUTHORIZATION OF SALE  
AND  
WAIVER OF RIGHT OF FIRST REFUSAL

BE IT HEREBY KNOWN, that WINDSOR PROPERTIES, a Florida general partnership, pursuant to Article XIII, Section 18, Right of First Refusal, of the Declaration of Covenants, Conditions, and Restrictions for Windsor, hereby and herewith authorizes the conveyance referenced herein and waives and relinquishes its right of first refusal to purchase the following described property:

Parcel 9, Block 24, WINDSOR PLAT 13, according to the Plat thereof as recorded in Plat Book 15, Page 16, Public Records of Indian River County, Florida. (See Exhibit "A" attached).

owned by DBD Properties, LLC, a Michigan limited liability company and which is being sold to Noelle Shepard Winsor.

This waiver is for the sole purpose of authorizing the conveyance referenced herein and waiving and relinquishing the Developer's right of first refusal in connection with the above described 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 the proposed purchaser.

IN WITNESS WHEREOF, WINDSOR PROPERTIES, a Florida general partnership, has caused these presents to be executed in its name this 16 day of September, 2019.

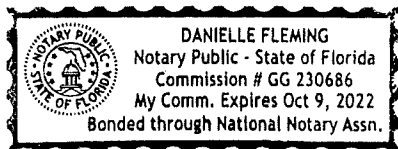
WINDSOR PROPERTIES, a Florida  
general partnership

By: Torwest, Inc., General Partner

By: [Signature]  
Jane A. Ford  
Vice President

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 16 day of September, 2019 by Jane A. Ford, Vice President of Torwest, Inc. a Florida corporation and General Partner of Windsor Properties, a Florida general partnership, on behalf of the partnership and corporation. She is personally known to me or has produced \_\_\_\_\_ as identification.



[Signature]  
Print Name: Danielle Fleming  
Notary Public, State of Florida  
My Commission expires: Oct 9, 2022  
Commission No.: GG 230686

## Exhibit "A"

That portion of Lot 8, Block 24, WINDSOR PLAT 13, according to the plat thereof as recorded in Plat Book 15, Page 16, Public Records of Indian River County, Florida; more particularly described as follows: Commence at the Northwest corner of aforesaid Lot 8; thence run South along the West line of said Lot 8, a distance of 105.0 feet to the North line of a variable width alley; thence run East along said North alley line, a distance of 24.97 feet to the centerline of a common wall, said point also being the Point of Beginning; thence run North along said common wall centerline, a distance of 53.20 feet, thence run North  $62^{\circ} 55' 17''$  East along said common wall centerline a distance of 44.67 feet to the West right-of-way line of North Frayne Drive; thence run South  $27^{\circ} 04' 43''$  East along said West right-of-way line, a distance of 26.17 feet; thence run South, a distance of 55.24 feet to the North line of aforesaid variable width alley; thence run West, a distance of 25.00 feet along said North alley line; thence run North, a distance of 5.00 feet; thence run West 26.70 feet to the Point of Beginning.

Also known as Parcel 9, Block 24, WINDSOR PLAT 13, according to the plat thereof as recorded in Plat Book 15, Page 16, Public Records of Indian River County, Florida, as set forth in those certain Warranty Deeds dated January 31, 2001 and recorded in Official Record Book 1379, Page 1492; dated March 20, 2003 and recorded in Official Record Book 1576, Page 1335; and dated April 15, 2004 and recorded in Official Record Book 1719, Page 1308, Public Records of Indian River County, Florida.