

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: 14018.6

Will Call No.:

www.gouldcooksey.com

Deed: \$ 27.00

Docs Stamps: \$8,855.00

Total: \$8,882.00

Parcel Identification No.:

33-40-21-00008-0000-00044.0

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WARRANTY DEED

THIS DEED made the **26th** day of **November, 2019** by **Peter A. Illing and Nancy M. Illing, husband and wife** with an address of **4615 St. James Ave., Vero Beach, FL 32967** of the County of **Indian River**, State of **Florida**, hereinafter called Grantor, to **Rickman Travilah LLC, a Maryland limited liability company** whose address is **15215 Shady Grove Rd., Rockville, MD 20850** of the County of **Montgomery**, State of **Maryland**, hereinafter called 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 44, THE MOORINGS UNIT FIVE "THE ANCHOR", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGES 98, 98-A THROUGH 98-D, INCLUSIVE, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

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

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

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

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, 2019**.

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:

Witness #1 Printed: Sandra G. Renaud

Witness #2 Printed: Jessica Lumley

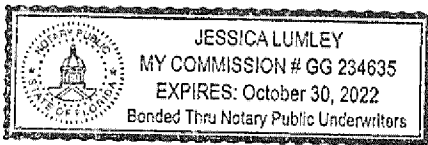
Peter A. Illing (Seal)
Peter A. Illing

Nancy M. Illing (Seal)
Nancy M. Illing

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 22nd day of November, 2019 by Peter A. Illing and Nancy M. Illing, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



Jessica Lumley
Notary Public

Printed Name: Jessica A. Lumley

My Commission Expires: October 30, 2022

**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 Peter & Nancy Illing
Address 144 Anchor Drive
Vero Beach, Florida 32963

And which is being transferred to:

Name Rickman Travillah LLC
Address 159 Anchor Drive, Vero Beach, FL 32963
Tel No. 772-234-8977

and for which sale the broker/lawyer/closing agent is: The Moorings Realty Sales Co.,
and whose telephone number is: 772-231-5131
with a proposed closing date of: November 26, 2019

Lot 44, 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.

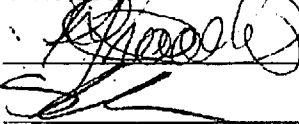
This Waiver is subject to:

- 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 14th day of November, 2019.

THE ANCHOR PROPERTY OWNERS' ASSOCIATION, INC.

WITNESS



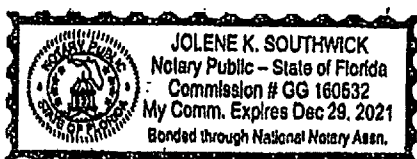
BY:


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 Rottenberger, 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 14th day of November, 2019.




NOTARY PUBLIC, State of Florida

My Commission Expires: 12/29/21