

**Prepared By/Return to:**

Christopher C. Campione, Esq.  
Campione, Campione & Leonard, P.A.  
4445 N. Hwy. A1A, Suite 110  
Vero Beach, Florida 32963  
File No.: 20-217.v  
Will Call No.: 21

Parcel ID #: 31-39-26-00028-0000-00403/0

---

## Warranty Deed

**This Warranty Deed** made this 6th day of April, 2020, between **Bald Hill III LLC, a Florida Limited Liability Company** ("Grantor"), whose address is 52 Oakdale Avenue, Farmingville, NY 11738, and **Douglas C. Ruch and Linda S. Ruch, Trustees of the Douglas and Linda Ruch Trust dated September 27, 2007** ("Grantee"), whose address is 3485 Palmer Drive, Saugatuck, MI 49453.

For and in consideration of the sum of Ten & 00/100's Dollars (\$10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, Grantor has granted, bargained and sold to Grantee and Grantee's heirs forever that certain land located in Indian River County, Florida, further described in **Exhibit "A"** hereto, incorporated by reference and made a part hereof.

Together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereto appertaining.

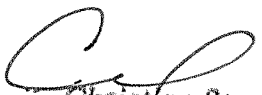
Grantor hereby covenants with said grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. \*Singular and plural are interchangeable as context requires.

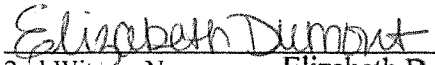
This deed hereby confers on the Grantee/Trustee the power and authority to either protect, conserve and to sell, or to lease, or to mortgage, or to encumber, or otherwise to manage and dispose of the real property described herein in accordance with Section 689.073, Florida Statutes. A duly appointed Successor Trustee shall have the same aforementioned powers.

**Subject to taxes for the year 2020 and subsequent years and easements and restrictions of record, if any; however, this reference shall not serve to reimpose same.**

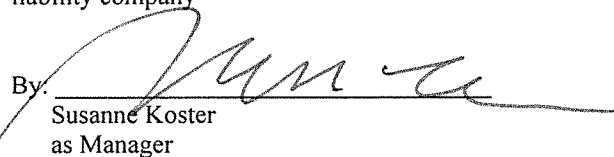
**In Witness Whereof**, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered  
in the presence of:

  
\_\_\_\_\_  
1st Witness Name: Christine Stenback

  
\_\_\_\_\_  
2nd Witness Name: Elizabeth Dumont

Bald Hill III LLC, a Florida limited  
liability company

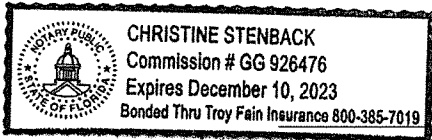
By:   
\_\_\_\_\_  
Susanne Koster  
as Manager

**Warranty Deed  
Page Two**

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 6<sup>th</sup> day of April, 2020, by Susanne Koster as Manager of Bald Hill III LLC, a Florida limited liability company, on behalf of the company,            who is personally known to me or  who has produced NY Drivers License as identification.

{Notary Seal or Stamp}



\_\_\_\_\_  
Notary Public  
My Commission Expires:

**Exhibit "A"  
Property Description**

Unit No. 403 of Sea Oaks Tennis Villas "A" Phase 1, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 865, Page 1, and all exhibits and amendments thereof, Public Records of Indian River County, Florida.

**APPROVAL OF SALE**  
**AND**  
**WAIVER OF RIGHT OF FIRST REFUSAL**

BE IT HEREBY KNOWN, that SEA OAKS TENNIS VILLAS "A", A CONDOMINIUM ASSOCIATION, INC., pursuant to Section 18, Sale, Rental, Lease or Transfer of the Declaration of Covenants, Conditions and Restrictions for the Sea Oaks Tennis Villas "A" recorded in Official Records Book 0865, page 0001, of the Public Records of Indian River County, Florida, hereby and herewith approves the conveyance referenced herein and waives and relinquishes its right of first refusal to purchase the following described property:

SEA OAKS TENNIS VILLAS A CONDO OR BK 865 PP 001 & OR BK 1014 PP 2367 UN IT ~~403~~

Owned by Bald Hill III LLC and which is being sold to Douglas C. Ruch and Linda S. Ruch, Trustees of the Douglas and Linda Ruch Trust dated September 27, 2007. This waiver is for the sole purpose of authorizing the conveyance referenced herein and waiving and relinquishing the Association'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 purchase take title to the same.

IN WITNESS WHEREOF, SEA OAKS TENNIS VILLAS "A", A CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION has caused these presents to be executed in its name this 1 day of April, 2020.

SEA OAKS TENNIS VILLAS "A", A CONDOMINIUM ASSOCIATION, INC. A  
FLORIDA NOT-FOR-PROFIT CORPORATION

By: Nicholas Oancea  
Printed Name: Nicholas Oancea  
Its: Vice President

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 1 day of April 2020 by Nicholas Oancea as Vice President of SEA OAKS TENNIS VILLAS "A, A CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, who is (X) personally known to me or ( ) who produced \_\_\_\_\_ as identification.

Sara Marie Hoopes  
Printed Name: \_\_\_\_\_  
Notary Public, State of Florida  
My Commission Expires: \_\_\_\_\_  
Commission No.: \_\_\_\_\_

