

Prepared by and return to:

Ryan C Scarpa

Attorney at Law

Block & Scarpa

1515 Indian River Boulevard A-220

Vero Beach, FL 32960

772-794-1918

File Number: 8678.0000006

Will Call No.:

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Warranty Deed

This Warranty Deed made this 28th day of April, 2020 between Andrew Hall and Sonalee E. Parekh, a married couple whose post office address is 310 Coconut Palm , Indian River Shores, FL 32963, grantor, and John C. Lee, IV and Cynthia H. Lee, Husband and Wife whose post office address is P.O. Box 154, Philomont, VA 20131, 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:

Lot 97, John's Island Plat 1, according to the map or plat thereof as recorded in Plat Book 8, Page 8, Public Records of Indian River County, Florida.

Parcel Identification Number: 32-40-18-00001-0000-00097.0

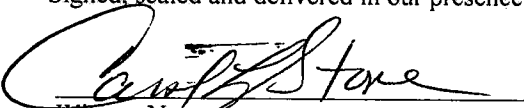
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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, 2019.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

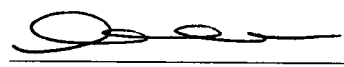
Signed, sealed and delivered in our presence:



Witness Name: Carol L. Stone


Witness Name: Darbie L. Stevens


Witness Name: Carol L. Stone


Witness Name: Darbie L. Stevens


Sonalee E. Parekh (Seal)

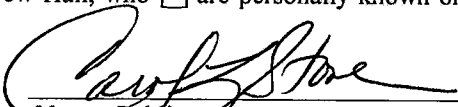

Andrew Hall (Seal)

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of April, 2020 by Sonalee E. Parekh and Andrew Hall, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: Carol L Stone

My Commission Expires: March 22, 2022

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:

Andrew Hall and Sonalee E. Parekh

This is being sold by said owner to:

John C. Lee, IV and Cynthia H. Lee

(Property) Plat 1/Lot 97 – 210 Turtle Way

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 9th day of April, 2020.

JOHN'S ISLAND PROPERTY OWNERS
ASSOCIATION, INC.

BY: Louis Hoynes
President

(CORPORATE SEAL)

ATTEST: Michael T. Kolper
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

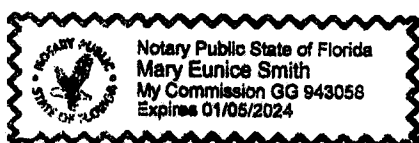
Louis Hoynes and
Michael T. Kolper

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

9th day of April, 2020.

(NOTARY SEAL)



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

1/5/2024