

**Prepared By/Return to:**

Christopher C. Campione, Esq.  
Campione, Campione & Leonard, P.A.  
4445 Hwy. A1A, Suite 110  
Vero Beach, Florida 32963  
File No.: 20-442.v

Parcel ID #: 33-40-21-00008-0000-00131/0

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## **Trustee's Deed**

**This Indenture** made this 20th day of October, 2020, by and between **Michael J. Silver, Melissa Rothenberger and John C. Rothenberger, individually and as Co-Trustees of the G. Richard Rothenberger Marital Trust dated July 3, 2003, as amended** ("Grantor"), whose address is 231 Binnacle Point, Vero Beach, FL 32963, and **Raymond F. Day and Deborah K. Day, husband and wife** ("Grantee"), whose address is 231 Binnacle Point, Vero Beach, Florida 32963.

In consideration of the sum of ten dollars and other valuable consideration to it in hand paid by Grantee, receipt of which is hereby acknowledged, Grantor does hereby grant, bargain, sell and convey to Grantee, its heirs and assigns forever that certain land located in Indian River County, Florida, further described as:

**Lot 131, The Moorings Unit Five "The Anchor", according to the map or plat thereof as recorded in Plat Book 9, Page 98, Public Records of Indian River County, Florida. (the "Property").**

To Have and to Hold the Property, together with all appurtenances, privileges, rights, interests, dower reversions, remainders, and easements thereto appertaining belonging unto the Grantee and the Grantee's successor and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor has good right and lawful authority to sell and convey the property and Grantor warrants title to the Property for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through or under Grantor. \*Singular and plural are interchangeable as context requires.



Neither Grantor nor anyone dependent on Grantor resides on the property described above or property adjoining to the property described above, and the property does not constitute the homestead of Grantor within the meaning of Article X of the Florida Constitution.

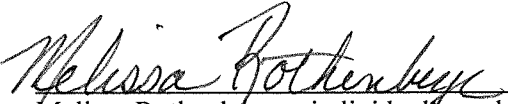
**Subject to taxes for the year 2020 and subsequent years and easements and restrictions of record, if any, however this reference shall not serve to reimpose same.**

**Trustee's Deed  
Page Two**

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: Christopher C. Campione  
  
2nd Witness Name: Christine Stenback

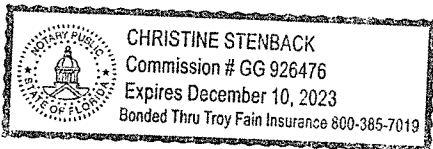
  
Melissa Rothenberger, individually and  
as Co-Trustee of the G. Richard  
Rothenberger Marital Trust dated  
July 3, 2003, as amended

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 19<sup>th</sup> day of October, 2020, by Melissa Rothenberger, individually and as Co-Trustee of the G. Richard Rothenberger Marital Trust dated July 3, 2003, as amended, on behalf of the Trust,  who is personally known to me or  who produced \_\_\_\_\_ as identification.

{Notary Seal or Stamp}

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



Trustee's Deed  
Page Three

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:

Cody L. Florek  
1st Witness Name: Cody L. Florek

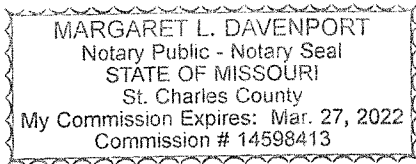
Laura McQuinn  
2nd Witness Name: Laura McQuinn

Michael J. Silver  
Michael J. Silver, individually and  
as Co-Trustee of the G. Richard  
Rothenberger Marital Trust dated  
July 3, 2003, as amended

State of Missouri  
County of St. Louis

The foregoing instrument was acknowledged before me by means of  physical presence or \_\_\_\_\_  
online notarization, this 16<sup>th</sup> day of October, 2020, by Michael J. Silver, individually and as  
Co-Trustee of the G. Richard Rothenberger Marital Trust dated July 3, 2003, as amended, on behalf of  
the Trust,  who is personally known to me or \_\_\_\_\_ who produced \_\_\_\_\_ as  
identification.

{Notary Seal or Stamp}



Margaret L. Davenport  
Notary Public Margaret L. Davenport  
My Commission Expires: 3-27-2022

**Trustee's Deed**  
**Page Four**

**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:

Grant Zauner  
1st Witness Name: Grant Zauner

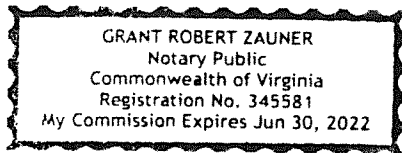
Kevin Rogers  
2nd Witness Name: Kevin Rogers

John C. Rothenberger, Co-Trustee  
John C. Rothenberger, individually and  
as Co-Trustee of the G. Richard  
Rothenberger Marital Trust dated  
July 3, 2003, as amended

State of Virginia  
County of Fairfax

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_\_\_  
online notarization, this 16 day of October, 2020, by John C. Rothenberger, individually and as  
Co-Trustee of the G. Richard Rothenberger Marital Trust dated July 3, 2003, as amended, on behalf of  
the Trust, \_\_\_\_\_ who is personally known to me or X who produced VA Drivers License as  
identification.

{Notary Seal or Stamp}



Grant Zauner  
Notary Public  
My Commission Expires: 6/30/22

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 Michael Silver & Melissa Rothenberger / John C Rothenberger (COTRS)  
Address 231 Binnacle Point  
Vero Beach, Florida 32963

And which is being transferred to:

Name Raymond & Deborah Day  
Address 8467 Burr Ridge Court, Canton, MI 48187  
Tel No. 313-903-0263

and for which sale the **broker**/lawyer/closing agent is: Moorings Realty  
and whose telephone number is: 772-231-5131  
with a proposed closing date of: October 19, 2020

**Lot 131, 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 13 day of October, 2020.

THE ANCHOR PROPERTY OWNERS' ASSOCIATION, INC.

WITNESS:

Lynn M. Pappadopoulos  
Carol Carter

BY:

Michael O. Fifer  
Board Member  
(CORPORATE SEAL)  
Michael O. Fifer, President

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 13 day of October, 2020, by Michael Fifer, the President for The Anchor Property Owners' Association, Inc. who is personally known to me or who has produced FL Driver License as identification.

[Notary Seal]



LYNN M. PAPPADOUPLOS  
Commission # GG 960758  
Expires June 16, 2024  
Bonded Thru Budget Notary Services

Lynn M. Pappadopoulos  
NOTARY PUBLIC, State of Florida  
LYNN M PAPPADOUPLOS  
My Commission Expires: 06.16.2024