

Prepared by:
Patricia A. Horn
Oceanside Title & Escrow
3501 Ocean Drive
Vero Beach, Florida 32963

File Number: H2010016OR

COURTHOUSE BOX 49

General Warranty Deed

Made this November 13, 2020 A.D. By **Edward P. Covert and Eileen Covert, husband and wife**, whose address is: 103 Jordan Taylor Lane, Harwood, Maryland 20776, hereinafter collectively called the grantor, to **Rebecca L. Quammen and Lawrence R. Quammen, wife and husband**, whose post office address is: 3346 Trails End Road NE, Roswell, Georgia 30075, hereinafter collectively called the grantee:

(Whenever used herein the term "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:

Unit 907 of SEA OAKS TENNIS VILLAS, IX, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 796, Page 708, of the Public Records of Indian River County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Parcel ID Number: **31-39-26-00021-0000-00907/0**

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.

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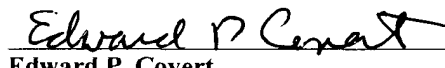
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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

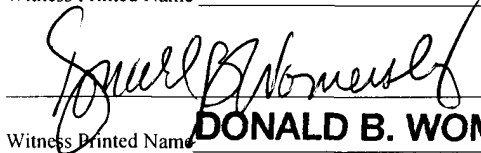
Signed, sealed and delivered in our presence:



Witness Printed Name **PATRICIA A. HORN**



Edward P. Covert
Address: 103 Jordan Taylor Lane, Harwood, Maryland 20776



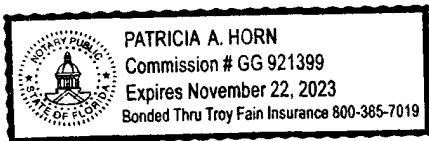
Witness Printed Name **DONALD B. WOMERSLEY**




Eileen Covert
Address: SAME AS ABOVE

STATE OF ~~MARYLAND~~ Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of November, 2020, by Edward P. Covert and Eileen Covert, who are personally known to me or who has produced _____ **Valid Drivers License(s)** as identification.





Notary Public
Print Name: **PATRICIA A. HORN**
My Commission Expires: _____
(Notary Seal)

APPROVAL OF SALE
AND
WAIVER OF RIGHT OF FIRST REFUSAL

BE IT HEREBY KNOWN, that SEA OAKS TENNIS VILLAS IX, A CONDOMINIUM ASSOCIATION, INC., pursuant to Section 20, Sale, Rental, Lease or Transfer of the Declaration of Covenants, Conditions and Restrictions for the Sea Oaks Tennis Villas IX recorded in Official Records Book 0796, page 0708, 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 IX UNIT 907 BK 796 PP 708

Owned by Edward P. Covert and Eileen Covert and which is being sold to Rebecca L. Quammen and Lawrence R. Quammen. 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 IX, A CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION has caused these presents to be executed in its name this 4 day of November, 2020.

SEA OAKS TENNIS VILLAS IX, A CONDOMINIUM
ASSOCIATION, INC. A
FLORIDA NOT-FOR-PROFIT CORPORATION
By: *Cheryl Murphy*
Printed Name: Cheryl Murphy
Its: Vice-President

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 4 day of November 2020 by Cheryl Murphy as Vice-President of SEA OAKS TENNIS VILLAS IX, A CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, who is (X) personally known to me or () who produced _____ as identification.

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

