

This instrument prepared by & return to: Denielle Landers  
Harbor Title & Escrow, Inc.  
Pelican Plaza  
4729 N. A1A Suite # 122  
Vero Beach, FL 32963  
Consideration: \$2,200,000.00  
Rec.: \$18.50  
Tax ID No: 33-40-21-00008-0000-00146/0  
Our File: 2021-2627

## General Warranty Deed

Made this 8th day of March, 2021 by **SPDN Holding, LLC, a Oklahoma Limited Liability Company**, whose post office address is 1022 Edgewater Boulevard, Tahlequah, OK 74464 hereinafter called the grantor, to **John P. Rohrer as Trustee of the John P. Rohrer Revocable Trust dated April 14, 2003, as to an undivided 50% interest, and Joanne M. Rohrer as Trustee of the Joanne M. Rohrer Revocable Trust dated April 14, 2003, as to an undivided 50% interest, to be held as Tenants in Common** whose post office address is PO Box 808, Bath, OH 44210-0808 hereinafter 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 Two Million Two Hundred Thousand and 00/100 Dollars (\$2,200,000.00), 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 situated in Indian River County, Florida, viz:

**Lot 146, The Moorings Unit Five "The Anchor", a subdivision according to the plat thereof recorded in Plat Book 9, Page 98, 98-A through 98-D, inclusive, of the Public Records of Indian River County, Florida.**

Parcel ID Number: **33-40-21-00008-0000-00146/0**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, however this reference shall not serve to reimpose same.

**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 2020.

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:

Micaela Carlin  
Witness#1

Micaela Carlin  
Print Name

Heather Coon  
Witness#2

Heather Coon  
Print Name

SPDN Holding, LLC

By: Shannon Nix  
Shannon Nix, as Attorney-in-Fact for Tommy Nix, Managing Member

State of Oklahoma  
County of Cherokee

The foregoing instrument was acknowledged before me by means of physical presence, this 4<sup>th</sup> day of March, 2021 by Shannon Nix as Attorney in Fact for Tommy Nix, Managing Member of SPDN Holding, LLC who has proved to me on the basis of satisfactory evidence to be the person who appeared before me.

(SEAL)



Laura Jenkins  
Notary Public  
Printed Name: Laura Jenkins  
My Commission  
Expires: 10/21/24

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 SPDN Holding LLC  
Address 246 Springline Drive  
Vero Beach, Florida 32963

And which is being transferred to:

Name John & Joanne Rohrer  
Address 2067 Firestone Trace, Akron, OH 44333  
Tel No. 303-523-7162

and for which sale the broker/lawyer/closing agent is: Moorings Realty Sales Co.  
and whose telephone number is: 772-231-5131  
with a proposed closing date of: 3/8/21

**Lot 146, 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 10 day of February, 2021.

THE ANCHOR PROPERTY OWNERS' ASSOCIATION, INC.

WITNESS:

[Signature]  
\_\_\_\_\_  
\_\_\_\_\_

BY: Michael Efer, President  
Board Member  
(CORPORATE SEAL)

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 10th day of February, 2021, by Michael Efer, the President for The Anchor Property Owners' Association, Inc. who is personally known to me or who has produced \_\_\_\_\_ as identification.

Jolene K Southwick  
NOTARY PUBLIC, State of Florida  
My Commission Expires: 12/29/21

