

Prepared by:

Bruce R. Abernethy, Jr., Esq.
130 S. Indian River Drive, Suite 201
Fort Pierce, FL 34950

Parcel I.D. 33402100008000000102.0

TRUSTEE'S DISTRIBUTIVE DEED

THIS INDENTURE, made this 23 day of February, 2021, is between **Johnson Trust Company, as Trustee of the William A. Barrows, Jr. Florida QPRT dated April 25, 2011** (hereinafter referred to as the "Trust"), whose address is **3777 West Fork Road, Cincinnati, OH 45257**, (hereinafter referred to as the "GRANTOR") and:

Johnson Trust Company, Trustee, or its successor in trust under the Daniel B. Johnson Irrevocable Trust dated December 1, 2010 as to an undivided 1/3rd interest; and

Johnson Trust Company, Trustee, or its successor in trust under the Jay A. Barrows Irrevocable Trust dated December 1, 2010 as to an undivided 1/3rd interest; and

Johnson Trust Company, Trustee, or its successor in trust under the Nancy D. Johnson-Fuller Irrevocable Trust dated December 1, 2010 as to an undivided 1/3rd interest

(Said parties being hereinafter collectively referred to as the "GRANTEES")

The address of the GRANTEES is **3777 West Fork Road, Cincinnati, OH 45257**.

The GRANTEES shall have full power and authority to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property herein conveyed as trustee under the provisions of Section 689.073 Florida Statutes.

WITNESSETH:

That the GRANTOR, pursuant to the powers granted under the Trust; and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, grants, releases, conveys, and confirms to the GRANTEES, and GRANTEES' successors and assigns forever that certain real property situate in **County of Indian River, State of Florida**, more particularly described as follows:

An undivided 50% interest in and to the following described property located in Indian River County:

Lot 102, THE MOORINGS, UNIT NO. 5, according to the Plat thereof recorded in the office of the Clerk of the Circuit Court of Indian River County, Florida in Plat Book 9, Pages 98, 98A, 98B, 98C and 98D, public records of Indian River County, Florida.

The Grantees, for itself and its successors and assigns, agrees to fully and completely comply with the General Covenants and Restrictions of the Moorings, Unit 5, as recorded in Official Record Book 576, Page 2916, public records of Indian River County, Florida

Subject to Easements, Restrictions, Covenants, Conditions and Limitations of record, if any.

TITLE HAS NOT BEEN EXAMINED BY SCRIVENER.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances belonging or in anyway appertaining to said real property.

TO HAVE AND TO HOLD the same unto said GRANTEEES, the GRANTEEES' successors and assigns, in fee simple forever.

AND THE GRANTOR does covenant to and with the GRANTEEES, and the GRANTEEES' successors and assigns, that **Johnson Trust Company** presently serves as Trustee under the Trust, that the Trust is in full force and effect, that **Johnson Trust Company, as Trustee**, is empowered by said Trust to enter into this deed and that all things preliminary to and in and about this conveyance and the laws of the State of Florida have been followed and complied with in all respects.

AND THE GRANTOR further covenants with GRANTEEES that GRANTOR has good right and lawful authority to convey the property and GRANTOR warrants the title to the property for any acts of GRANTOR and will defend the title against all lawful claims of all persons claiming by, through, or under the GRANTOR. Where used herein, the terms GRANTOR and GRANTEEES shall be construed as singular or plural as the context requires.

This conveyance is exempt from Florida documentary stamp tax in accordance with Florida Administrative Code Rule 12(b)-4.013(28)(e) as the conveyance evidenced hereby is a distribution from the Trust to the Trust beneficiaries in accordance with the specific terms of the Trust instrument in accordance with each beneficiary's beneficial interest in the Trust.

IN WITNESS WHEREOF, the GRANTOR has set its hand and seal on the date and year first above written.

Signed, sealed, and delivered in our presence:

Leah B. Quakrup
Printed Name: LEAH B. QUAKRUP

[Signature]
Johnson Trust Company, as Trustee of the William A. Barrows, Jr. Florida QPRT dated April 25, 2011

By: Josh Basinger
Title: Mgr. of Trust Services

Danielle O. Batchelder
Printed Name: Danielle O. Batchelder

3777 West Fork Road, Cincinnati, OH 45257

STATE OF OHIO
COUNTY OF Hamilton

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Josh Basinger, as officer of Johnson Trust Company, as Trustee of the William A. Barrows, Jr. Florida QPRT dated April 25, 2011, who is personally known to me or has produced a driver's license as identification, and he/she executed the foregoing instrument and acknowledged to and before me that he/she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 23 day of February, 2021.

Roberta J. Williams-Laker
NOTARY PUBLIC
Printed Name: Roberta J. Williams-Laker
NOTARY STAMP:



ROBERTA J. WILLIAMS-LAKER
Notary Public, State of Ohio
My Commission Expires 10-16-2022

**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: **Johnson Trust Company, as Trustee of the William A. Barrows, Jr. Florida QPRT dated April 25, 2011**
Address: 3777 West Fork Road, Cincinnati OH 45247
Tel. No 513-661-3100

and which is being transferred to:

Name: **Johnson Trust Company, as Trustee of the Daniel B. Johnson Irrevocable Trust dated December 1, 2010 as to an undivided 1/3rd interest in an undivided 50% interest**

Johnson Trust Company, as Trustee of the Jay A. Barrows Irrevocable Trust dated December 1, 2010 as to an undivided 1/3rd interest in an undivided 50% interest

Johnson Trust Company, as Trustee of the Nancy D. Johnson-Fuller Irrevocable Trust dated December 1, 2010 as to an undivided 1/3rd interest in an undivided 50% interest

Address: 3777 West Fork Road, Cincinnati, OH 45247
Tel. No: 772-231-3864

and for which sale the broker/lawyer is: Bruce R. Abernethy, Jr. (attorney)
and whose telephone number is: 772-489-4901

with a proposed closing date of: upon approval of transfer by Association

Undivided 50% interest in and to: Lot 102, The Moorings, Unit No. 5, 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 President, this 11th day of February, 2021.

THE ANCHOR PROPERTY OWNERS' ASSOCIATION, INC.

WITNESS:

[Signature]

BY: Michael Fifer, President

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid, to take acknowledgements, personally appeared Michael Fifer, well know to me to be President of the corporation named in the foregoing instrument and that he acknowledged executing the same freely and voluntarily under authority duly vested in him by said corporation.

WITNESS my hand and official seal in the State and County aforesaid, this 11th day of February, 2021.

[Signature]

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

