

Prepared by and return to:
George G. Collins, Jr.
Collins Brown Barkett, Chartered
756 Beachland Boulevard
Vero Beach, FL 32963
(772) 231-4343
File Number: 10519

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 23rd day of March, 2021 between M. Arthur Budden and Jean J. Budden, Husband and Wife whose post office address is 111 Elm Street, Apt. 241, Birmingham, MI 48009, grantor, and Ernest A. Walen and Deborah A. Walen, Husband and Wife whose post office address is 124 Springline Drive, Vero Beach, FL 32963, 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 24, 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.

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations, rights of way of recorded and limitations of record, if any.

Parcel Identification Number: 33-40-21-00008-0000-00024/0

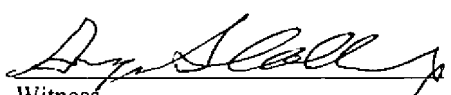
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

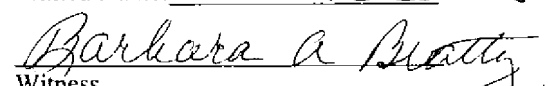
To Have and to Hold, the same in fee simple forever.

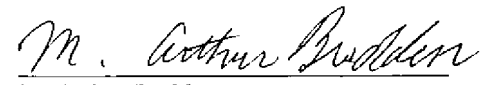
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2020.

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
Printed Name: George G. Collins Jr


Witness
Printed Name: Barbara A. Betty


M. Arthur Budden

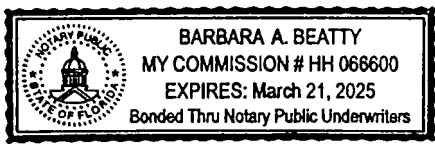

Jean J. Budden

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23rd day of March, 2021 by M. Arthur Budden and Jean J. Budden who are personally known or have produced drivers' licenses as identification.

[Seal]

Barbara A. Beatty
Notary Public
Print Name: Barbara A. Beatty
My Commission Expires: 3/21/2025



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 Arthur & Jean Budden
Address 124 Springline Drive
Vero Beach, Florida 32963

And which is being transferred to:

Name Ernest & Deborah Walen
Address 31 Shattuck Lane, Chatham, MA 02633
Tel No. 828-884-5268

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: 4/2/21 or possibly sooner

Lot 24, 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 21st day of December, 2020.

THE ANCHOR PROPERTY OWNERS' ASSOCIATION, INC.

WITNESS:

Joceli
Wenderson

BY: Michael D. [Signature]
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 21st day of December, 2020, by Nicholas Fitzer, 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

