

Prepared by and return to:

**Ryan C Scarpa**

**Attorney at Law**

**Block & Scarpa**

**1515 Indian River Boulevard A-220**

**Vero Beach, FL 32960**

**772-794-1918**

File Number: **9506.0000001**

Will Call No.:

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 7th day of May, 2021 between **Kenneth G. Wignall and Patricia A. Durkin-Wignall, husband and wife** whose post office address is **2015 State Rt. 71, Spring Lake, NJ 07762**, grantor, and **Douglas M. Marzonie and Virginia B. Marzonie, husband and wife** whose post office address is **94 Rockwood Lane, Greenwich, CT 06830**, 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:

**Apartment No. 127 of 400 BEACH ROAD, a Condominium, according to The Declaration of Condominium recorded in O. R. Book 429, Page 240, and all exhibits and amendments thereof, Public Records of Indian River County, Florida.**

**Parcel Identification Number: 32-40-07-00005-0000-00127.0**

**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, 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:

[Signature]  
Witness Name: Carol L. Stone  
[Signature]  
Witness Name: Darbie L. Stevens

[Signature]  
Witness Name: Carol L. Stone  
[Signature]  
Witness Name: Darbie L. Stevens

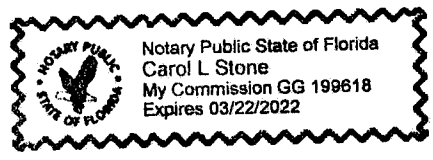
[Signature] (Seal)  
Kenneth G. Wignall

[Signature] (Seal)  
Patricia A. Durkin-Wignall

State of ~~New Jersey~~ FLORIDA  
County of INDIAN RIVER

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 6<sup>th</sup> day of May, 2021 by Kenneth G. Wignall and Patricia A. Durkin-Wignall, who  are personally known or  have produced a driver's license as identification.

[Notary Seal]



[Signature]  
Notary Public **Carol L. Stone**  
Printed Name: \_\_\_\_\_  
My Commission Expires: 3/22/22

**WAIVER OF RIGHT OF FIRST REFUSAL**

BE IT HEREBY KNOWN, THAT 400 BEACH ROAD CONDOMINIUM 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

**KENNETH G WIGNALL & PATRICIA DURKIN-WIGNALL**

Which is being sold by said owner to

**DOUGLAS M MARZONIE AND VIRGINIA B MARZONIE**

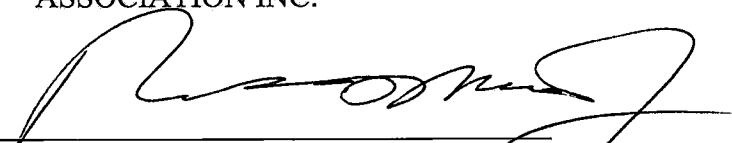
**(Property) 400 Beach Road – Apartment 127**

This waiver is for the sole purpose of waiving and relinquishing the aforementioned Association's right of first refusal in connection with the above mentioned 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 name proposed purchaser take title to the same or upon the subsequent sale of the property by the proposed purchaser.

IN WITNESS WHEREOF, 400 BEACH ROAD CONDOMINIUM ASSOCIATION, INC. has caused these present to be executed in its name, and its corporate seal to be hereunto affixed, by its property officers thereunto duly authorized this 5th day of May, 2021.

400 BEACH ROAD CONDOMINIUM ASSOCIATION INC.


CORPORATE SEAL

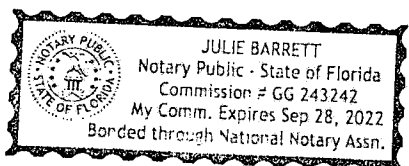
By:   
President ~~TREASURER~~

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of physical presence, this 5th day of May, 2021, by Robert Rich, the treasurer for 400 Beach Road Condominium Association, who is personally known to me or who has produced \_\_\_\_\_ as identification.

[Notary Seal]

  
Notary Public  
Printed: Julie Barrett  
My Commission Expires: 9/28/22



**WAIVER OF RIGHT OF FIRST REFUSAL**

BE IT HEREBY KNOWN, that JOHN'S ISLAND PROPERTY OWNERS ASSOCIATION, 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:

Kenneth G. Wignall and Patricia Durkin-Wignall

This is being sold by said owner to:

Douglas M. Marzonie and Virginia B. Marzonie, husband and wife

400 Beach Road, #127

This Waiver is for the sole purpose of waiving and relinquishing the aforementioned Association's right of first refusal in connection with the above mentioned 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 the subsequent sale of the property by its proposed purchaser.

IN WITNESS WHEREOF, JOHN'S ISLAND PROPERTY OWNERS ASSOCIATION, INC. has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its property officers thereunto duly authorized this 3rd day of May, 2021.

JOHN'S ISLAND PROPERTY OWNERS ASSOCIATION, INC.



(CORPORATE SEAL)

BY: J.R. Poole  
President

ATTEST: Michael T. Korpar  
Assistant Secretary

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this date, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared James R. Poole and Michael T. Korpar. Personally known by me to be the President and Assistant Secretary, respectively, of the corporation named in the foregoing instrument, and that they severally acknowledged executing the same freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed there to is the true corporate seal of said corporation.

WITNESS my hand and official seal in the State and county aforesaid this 3rd day of May, 2021.

(NOTARY SEAL)

Lori McCloud  
Notary Public, State of Florida at Large  
My Commission expires:

