

This instrument prepared by & return to: Denielle Landers  
Harbor Title & Escrow, Inc.  
Pelican Plaza  
4729 N. A1A Suite # 122  
Vero Beach, FL 32963  
Consideration: \$1,210,000.00  
Rec.: \$27.00  
Tax ID No: 33-40-08-00011-0000-00052.0  
Our File: 2021-2764

## **General Warranty Deed**

Made this 15th day of July, 2021 by **Ross A. Henry, Trustee of the LAIRD NORTON TRUST COMPANY, LLC, a Washington limited liability company (formerly known as Laird Norton Tyee Trust Co), as surviving Trustee of The Rebecca Schmitt Richardson Trust dated December 19, 1994, being the second amendment and restatement of The Richardson Revocable Trust dated April 21, 1977**, whose post office address is 801 Second Avenue, Suite 1600, Seattle, WA 98104 hereinafter called the grantor, to **Thet L. Tun and Su Su Naing, A Married Couple** whose post office address is 1325 Olde Doubloon Drive, Vero Beach, FL 32963 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 One Million Two Hundred Ten Thousand and 00/100 Dollars (\$1,210,000.00), 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 52 of CASTAWAY COVE WAVE VI, according to plat thereof as recorded in Plat Book 11, Page 89, of the Public Records of Indian River County, Florida.**

Parcel ID Number: **33-40-08-00011-0000-00052.0**

**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 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:*

*[Signature]*  
Witness#1

Jennifer Moffat  
Print Name

*[Signature]*  
Witness#2

Alana G. Hawkins  
Print Name

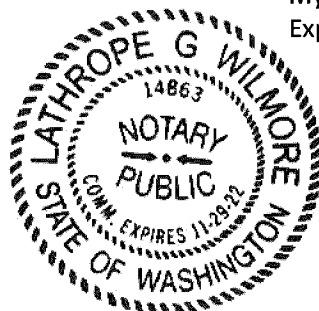
LAIRD NORTON TRUST COMPANY, LLC, a Washington limited liability company (formerly known as Laird Norton Tyee Trust Co), as surviving Trustee of The Rebecca Schmitt Richardson Trust dated December 19, 1994, being the second amendment and restatement of The Richardson Revocable Trust dated April 21, 1977

By: *[Signature]*  
Ross A. Henry, Trustee

State of Washington  
County of King

The foregoing instrument was acknowledged before me by means of physical presence, this 7th day of July, 2021 by Ross A. Henry, Trustee of the LAIRD NORTON TRUST COMPANY, LLC, a Washington limited liability company (formerly known as Laird Norton Tyee Trust Co), as surviving Trustee of The Rebecca Schmitt Richardson Trust dated December 19, 1994, being the second amendment and restatement of The Richardson Revocable Trust dated April 21, 1977 who has proved to me on the basis of satisfactory evidence to be the person who appeared before me.

(SEAL)



Lathrope G Wilmore  
Notary Public  
Printed Name: Lathrope G Wilmore  
My Commission  
Expires: 11/29/2022

# Castaway Cove Wave VI Homeowners Association, Inc.

c/o A.R. Choice Management, Inc.

100 Vista Royale Blvd. Vero Beach, FL 32962

Phone (772) 492-6078 ~ Fax (772) 567-2551

Jeff@archoice.com ~ Cskinner@archoice.com

## Certificate of Approval

This is to certify that **Thet Tun & Su Naing** have been approved by the Castaway Cove Wave VI Homeowners Association, Inc. as the Purchaser of the following property in Indian River County, Florida **1325 Olde Doubloon**.

The Board of Directors of Castaway Cove Wave VI Homeowners Association, Inc. on behalf of the Association, does hereby waive any right of first refusal and consents to the conveyance of the property described herein to the Grantee named herein.

Dated this 16 day of June, 2021

Castaway Cove Wave VI  
Homeowners Association, Inc.

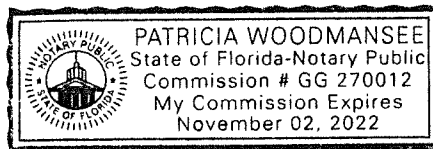
By: Jeff DeVore  
Managing Agent

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me this 16 day of

June, 2021 by Jeff DeVore

Who is personally known to me or has presented proof that he/she is Managing Agent of Castaway Cove Wave VI Homeowners Association, Inc, a Florida not-for-profit corporation, pursuant to the authority duly vested in him/her, on behalf of said corporation.



Notary public, State of Florida

Patricia Woodmansee

My Commission expires: November 2, 2022