

This instrument prepared by and return to:
Rebecca F. Emmons, Esq.
Rossway Swan Tierney Barry Lacey & Oliver, P.L.
2101 Indian River Boulevard, Suite 200
Vero Beach, FL 32960

ASSIGNMENT OF STOCK AND PROPRIETARY LEASE

For value received, **Mountains & Beaches, LLC, a Colorado limited liability company**, whose address is: 10835 W. Beloit Place, Denver, CO 80227, the Assignor, hereby assigns, transfers and sets over to **Janusz Richard Cwynar and Joanne Gail MacDonald, husband and wife**, whose address is: 4410 Highway A1A, Unit 110, Vero Beach, FL 32963, hereinafter called the Assignee, all of Assignor's right, title and interest in and to the following:

1. Twenty-seven (27) shares of the capital stock of Second Ocean Club Housing Association, Inc., represented by Certificate No. 190, hereby constituting the Assignee with full power of substitution as Assignor's duly appointed Attorney-in-Fact to cause the transfer of said certificate to be completed upon the books of said Second Ocean Club Housing Association, Inc., a Florida corporation; and,

2. All of the rights of the Assignor as Lessee under that certain **Proprietary Lease of Apartment No. 110** in the cooperative apartment building owned and operated by Second Ocean Club Housing Association, Inc., dated September 10, 2015, and recorded in Official Record Book 2899, Page 2441, Public Records of Indian River County, Florida, as assigned.

The leased premises described above is neither the homestead of the Assignor nor does it adjoin the homestead of the Assignor. No member of the Assignor's family resides on the leased premises described above and Assignor resides at: 10835 W. Beloit Place, Denver, CO 80227.

Parcel Identification Number: 32402900008000000101.0

The Assignor assigns the above to the Assignee, subject to the payment of rent and other and further performance of the Assignor's covenants, conditions and stipulations contained in the said Proprietary Lease and under the terms of the Articles of Incorporation and By-Laws of Second Ocean Club Housing Association, Inc., and in consideration of the foregoing Assignment, the Assignee does hereby assume and agree to perform and hold Assignor harmless from all of the obligations imposed upon the Assignor under the terms of the said Proprietary Lease, together with all of the obligations imposed upon stockholders of Second Ocean Club Housing Association, Inc., under the terms of its Articles of Incorporation and By-Laws, and said Assignee hereby agree to indemnify and hold said Assignor harmless from any and all defaults by the Assignee.

IN WITNESS WHEREOF, this instrument is executed in duplicate originals and the Assignor has hereunto set his hand and seal this 12 day of July, 2021.

Signed, sealed and delivered in the presence of:

Paula M. Spalding
Witness #1 Printed:

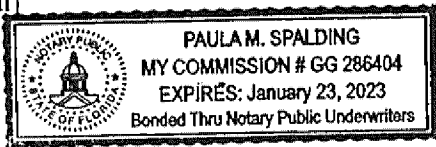
Valerie A. McCoy
Mountain & Beaches, LLC

Carmen Ljes
Witness #2 Printed: CARMEN LIES

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12 day of July, 2021 by Valerie A. McCoy of Mountain & Beaches, LLC, a Florida Foreign Limited Liability Company, on behalf of the corporation. She is personally known to me or has produced a driver's license as identification.

[Notary Seal]



Paula M. Spalding
Notary Public

Printed Name: Paula M. Spalding

My Commission Expires: 01-23-2023

ACKNOWLEDGMENT AND CONSENT

SECOND OCEAN CLUB HOUSING ASSOCIATION, INC., a Florida corporation, having operating responsibility for SECOND OCEAN CLUB HOUSING, 4410 North A-1-A, Vero Beach, Florida 32963, hereby acknowledges receipt of the foregoing Assignment and certifies that Stock Certificate No. 209, representing twenty-seven (27) shares of the capital stock of Second Ocean Club Housing Association, Inc., is now registered in the name of the Assignee on the books and records of the corporation and consents to the Assignor's assignment of said stock and Proprietary Lease of Apartment No. 110 owned and operated by Second Ocean Club Housing Association, Inc., to Janusz Richard Cwynar and Joanne Gail MacDonald, husband and wife, the Assignee.

DATED this 28 day of JUNE, 2021.

SECOND OCEAN CLUB HOUSING ASSOCIATION, INC.

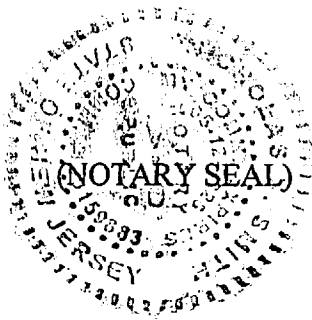
BY: *Dwight Horch*
Dwight Horch, President

STATE OF New Jersey
COUNTY OF Burlington

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 28 day of JUNE, 2021 by Dwight Horch, President of Second Ocean Club Housing Association, Inc., a corporation existing under the laws of the State of Florida, on behalf of the corporation, who is personally known to me or has produced NJ Drivers License as identification and did not take an oath.

Nicholas Smith
Nicholas Smith
Printed Signature
Notary Public, State of NJ at Large.
My Commission Expires:

May 12th 2026



NICHOLAS H. SMITH
Commission # 50159883
Notary Public, State of New Jersey
My Commission Expires
May 12, 2026