

Prepared by and return to:

Rebecca F. Emmons

Attorney at Law

Rossway Swan Tierney Barry & Oliver, P.L.

2101 Indian River Blvd., Suite 200.,

Vero Beach, FL 32960

772-231-4440

File Number: 100534-001

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## Warranty Deed

**This Warranty Deed** made this 28th day of December, 2021, between **Matthew J. Diserio, Individually and as Trustee of the Roseanne C. Diserio Revocable Trust U/A 5-22-2008**, whose post office address is **130 SUNRISE AVE, APT 619, Palm Beach, FL 33480**, Grantor, and **Margaret M. Brossy, as Trustee(s) of the Margaret M. Brossy Trust**, as amended and restated on November 18, 2020, whose post office address is **600 Beach Road, Apt 335, Indian River Shores, 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 (\$10.00) Dollars and other valuable considerations, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto Grantee, all that certain land situate in **Indian River County, Florida**, to-wit:

**Apartment 335, of 600 BEACH ROAD, a Condominium, according to the Declaration of Condominium thereof, as recorded in O.R. Book 406, Page 2, together with all amendments thereto, Public Records of Indian River County, Florida. TOGETHER WITH Parking Spaces number 20 and 46 according to the said Declaration of Condominium.**

**Parcel Identification Number: 32-40-07-00004-0140-00335/0**

Subject to the following:

1. Taxes subsequent to December 31, 2021; and
2. Covenants, conditions, restrictions, easements, and limitations of record, without thereby reimposing the same, and all applicable zoning ordinances.

**And** the Grantor, subject to the foregoing, hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

**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 Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor, subject to the foregoing, hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever; and that the Property is free of all encumbrances.

**And** Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida.

**And** THE GRANTEE IS SPECIFICALLY CONFERRED WITH THE POWER AND AUTHORITY TO PROTECT, CONSERVE, SELL, LEASE, ENCUMBER, OR OTHERWISE TO MANAGE AND DISPOSE OF THE REAL PROPERTY DESCRIBED ABOVE, AND ALL POWERS AND AUTHORITY GRANTED UNDER SECTION 689.073, FLORIDA STATUTES.

**In Witness Whereof**, Grantor has hereunto set Grantor's hand and seal on the dates below written.

Signed, sealed and delivered in our presence:

*Cheryl A. Atherton*  
Witness Name: Cheryl A. Atherton  
*Glenn Robinov*  
Witness Name: GLENN ROBINOV

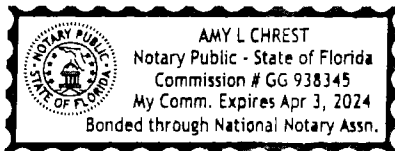
*Matthew J. Diserio*  
Matthew J Diserio,  
Individually and as Trustee

State of Florida  
County of Palm Beach

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 28th day of December, 2021 by Matthew J Diserio, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]

*Amy L Chrest*  
Notary Public  
Printed Name: Amy L Chrest  
My Commission Expires: \_\_\_\_\_



**WAIVER OF RIGHT OF FIRST REFUSAL**

BE IT HEREBY KNOWN, THAT 600 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:

Matthew J. Diserio, as Trustee of the Roseanne C. Diserio Revocable Trust U/A 5-22-2008  
which is being sold by said owner to

Margaret M. Brossy, as Trustee of the Margaret M. Brossy Trust, as amended and restated on  
November 18, 2020

(Property) 600 Beach Road – Apartment 335

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, 600 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 20<sup>th</sup> day of December, 20 21.

600 BEACH ROAD CONDOMINIUM  
ASSOCIATION, INC.

By:

Gary B. Fisher

President

(CORPORATE SEAL)

ATTEST:

[Signature]  
Association Manager

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this date, before me, an officer in the State and County aforesaid to take acknowledgments, personally appeared Gary Fisher and Henry Fisher well known to be the President and Secretary, respectively, of the Corporation named in the foregoing instrument, and that they severally acknowledged executing the same freely and voluntarily under authority duly invested in them by said corporation and that the seal affixed there to is the true corporate seal of said corporation.

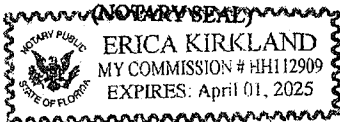
WITNESS my hand and official seal in the State and County aforesaid this 20<sup>th</sup> day of December, 20 21.

Erica Kirkland

Notary Public, State of Florida at Large

My Commission expires:

4-1-25



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:

Matthew J. Diserio, as Trustee of the  
Roseanne C. Diserio Revocable Trust U/A 5-22-2008

\_\_\_\_\_  
This is being sold by said owner to:

Margaret M. Brossy, as Trustee of the Margaret M. Brossy Trust,  
as amended and restated on Nov. 18, 2020

\_\_\_\_\_  
600 Beach Road, #335

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

17<sup>th</sup> day of December, 2021.

JOHN'S ISLAND PROPERTY OWNERS' ASSOCIATION, INC.

BY: [Signature]  
President

ATTEST: [Signature]  
Assistant Secretary

(CORPORATE SEAL)

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  
17<sup>th</sup> day of December, 2021.

(NOTARY SEAL)

[Signature]  
Notary Public, State of Florida at Large  
My Commission expires:

