

Prepared By/Return to:
Christopher C. Campione, Esq.
Campione, Campione & Leonard, P.A.
4445 Hwy. A1A, Suite 110
Vero Beach, Florida 32963
File No.: 21-623.v
Will Call No.: 21

Parcel ID #: 32-39-01-00002-0000-00433/0

Warranty Deed

This Warranty Deed made this 4th day of March, 2022, between **CS Property Partners, LLC, a Delaware limited liability company** ("Grantor"), whose address is c/o Croom Construction Company, 1201 19th Place, A 400, Vero Beach, FL 32960, and **Switchback Holdings, LLC, a Texas Limited Liability Company** ("Grantee"), whose address is P.O. Box 9289, Wichita Falls, TX 76308.

For and in consideration of the sum of Ten & 00/100's Dollars (\$10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, Grantor has granted, bargained and sold to Grantee and Grantee's heirs forever that certain land located in Indian River County, Florida, further described in **Exhibit "A"** hereto, incorporated by reference and made a part hereof.


Together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereto appertaining.

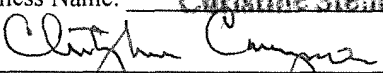
Grantor hereby covenants with said grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. *Singular and plural are interchangeable as context requires.

Subject to taxes for the year 2022 and subsequent years and easements and restrictions of record, if any; however, this reference shall not serve to reimpose same.

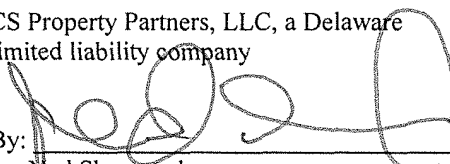
In Witness Whereof, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:



1st Witness Name: **Christine Stenback**


2nd Witness Name: **Christopher C. Campione**

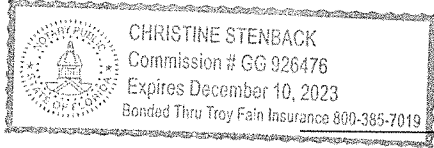
CS Property Partners, LLC, a Delaware
limited liability company

By: _____
Ned Sherwood
as Manager

**Warranty Deed
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State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3 day of March, 2022, by Ned Sherwood as Manager of CS Property Partners, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me or who has produced _____ as identification.

{Notary Seal or Stamp}



A handwritten signature in black ink, appearing to be "CS", written over a horizontal line.

Notary Public
My Commission Expires:

**Exhibit "A"
Property Description**

Lot 433 John's Island Plat 4, according to the map or plat thereof as recorded in Plat Book 8, Page 62, Public Records of Indian River County, Florida.

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:

CS Property Partners, LLC, a Delaware limited liability company

This is being sold by said owner to:

Switchback Holdings, LLC by Hollis R. Sullivan, managing member

Plat 4, Lot 433 – 420 Indian Harbor Road

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.

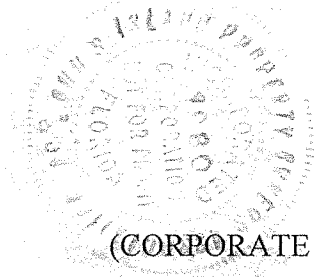
IN WITNESS WHEREOF, JOHN'S ISLAND PROPERTY OWNERS' ASSOCIATION, INC. has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its property officers thereunto duly authorized this

3rd day of January, 2022.

JOHN'S ISLAND PROPERTY OWNERS' ASSOCIATION, INC.

BY: [Signature]
President

ATTEST: [Signature]
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 January, 2022.

(NOTARY SEAL)

[Signature]
Notary Public, State of Florida at Large

My Commission expires:

