

Rec Fee: \$27.00  
Doc Stamps: \$7,700.00

Prepared by:  
Patricia A. Horn  
Oceanside Title & Escrow  
3501 Ocean Drive  
Vero Beach, Florida 32963  
File Number: H2201041OR

**COURTHOUSE BOX 49**

## General Warranty Deed

Made this February 28, 2022 A.D. By **Reverend Holly Adams, an unremarried widow, Individually and as Trustee of the Reverend Holly Adams Revocable Trust dated February 3, 2011, and subsequently amended and restated**, whose address is: 2089 Indian Summer Lane, Vero Beach, Florida 32963, hereinafter called the grantor, to **Arnold Lester Lazar and Kristi L. Lazar, husband and wife**, whose post office address is: 6120 Bellmoore Park Lane, Johns Creek, Georgia 30097, 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 Ten Dollars, (\$10.00) 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 situate in Indian River County, Florida, viz:

Unit 201 of SEA OAKS RIVER VILLAS, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 1055, Page 1018, of the Public Records of Indian River County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Parcel ID Number: **31-39-26-00032-0020-00201.0**

**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.

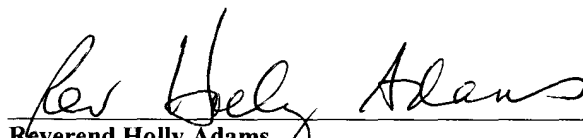
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2021.

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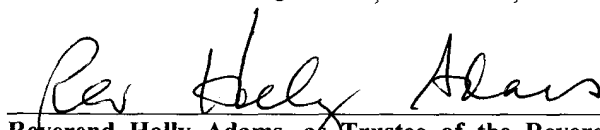
**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

  
\_\_\_\_\_  
Witness Printed Name PATRICIA A. HORN

  
\_\_\_\_\_  
**Reverend Holly Adams**  
Address: 2089 Indian Summer Lane, Vero Beach, Florida 32963

  
\_\_\_\_\_  
Witness Printed Name Donald B. Womersley

  
\_\_\_\_\_  
**Reverend Holly Adams, as Trustee of the Reverend Holly Adams Revocable Trust dated February 3, 2011 and subsequently amended and restated**  
Address: 2089 Indian Summer Lane, Vero Beach, Florida 32963

State of Florida  
County of Indian River

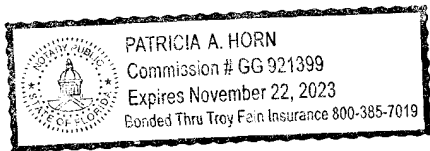
The foregoing instrument was acknowledged before me by means of X physical presence or      online notarization, this      day of February, 2022, by Reverend Holly Adams, Individually and as Trustee of the Reverend Holly Adams Revocable Trust dated February 3, 2011 and subsequently amended and restated, who is personally known to me or who has produced Valid Drivers License(s) as identification.

  
\_\_\_\_\_  
Notary Public

Print Name: PATRICIA A. HORN

My Commission Expires: \_\_\_\_\_

(Notary Seal)



**APPROVAL OF SALE  
AND  
WAIVER OF RIGHT OF FIRST REFUSAL**

BE IT HEREBY KNOWN, that SEA OAKS RIVER VILLAS, A CONDOMINIUM ASSOCIATION, INC., pursuant to Section 17, Sale, Rental, Lease or Transfer of the Declaration of Covenants, Conditions and Restrictions for the Sea Oaks River Villas recorded in Official Records Book 1055, page 1018, of the Public Records of Indian River County, Florida, hereby and herewith approves the conveyance referenced herein and waives and relinquishes its right of first refusal to purchase the following described property:

SEA OAKS RIVER VILLAS CONDO OR BK 1055 PP 1018 & OR BK 1071 PP 2357 PHASE I BLDG 2 UNIT 201

Owned by Reverend Holly Adams (TR) which is being sold to Lester Lazar and Kristi Lazar. This waiver is for the sole purpose of authorizing the conveyance referenced herein and waiving and relinquishing the Association's right of first refusal in connection with the above-described 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 purchase take title to the same.

IN WITNESS WHEREOF, SEA OAKS RIVER VILLAS, A CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION has caused these presents to be executed in its name this 28<sup>th</sup> day of January, 2022.

SEA OAKS RIVER VILLAS, A CONDOMINIUM  
ASSOCIATION, INC. A  
FLORIDA NOT-FOR-PROFIT CORPORATION

By: [Signature]  
Printed Name: Thomas Allen  
Its: President

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 28<sup>th</sup> day of January 2022 by Thomas Allen as President of SEA OAKS RIVER VILLAS, A CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, who is (X) personally known to me or ( ) who produced \_\_\_\_\_ as identification.

[Signature]  
Printed Name: \_\_\_\_\_  
Notary Public, State of Florida  
My Commission Expires: \_\_\_\_\_  
Commission No.: \_\_\_\_\_

