

Prepared By/Return to:
John J. Campione, Esq.
Campione , Campione & Leonard , P.A.
4445 Hwy. A1A, Suite 110
Vero Beach, Florida 32963
File No.: 22-168.v
Will Call No.: 21

Parcel ID #: 32-40-07-00005-0000-00148/0 and 32-40-07-00005-0000-00149/0

Warranty Deed

This Warranty Deed made this 14th day of March, 2022, between **MGM2002, LLC, a Florida limited liability company** ("Grantor"), whose address is 191 Terrapin Point, Indian River Shores, FL 32963, and **William M. Matthes and Leigh S. Matthes, husband and wife** ("Grantee"), whose address is 3701 Washington Street, San Francisco, CA 94118.

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.

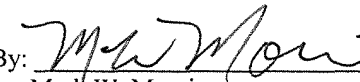
In Witness Whereof, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:

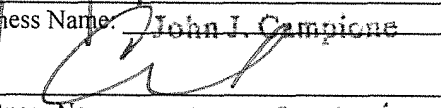
MGM2002, LLC, a Florida limited liability
company



1st Witness Name: John J. Campione

By: 

Mark W. Morein
as Manager



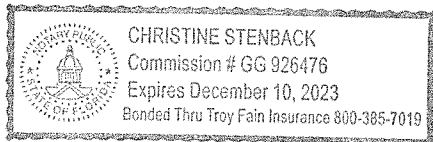
2nd Witness Name: Christina Stenbusch

**Warranty Deed
Page Two**

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of ✓ physical presence or online notarization, this 17 day of March, 2022, by Mark W. Morein as Manager of MGM2002, LLC, a Florida 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 'C. Stenback', written over a horizontal line.

Notary Public
My Commission Expires:

**Exhibit "A"
Property Description**

Apartments 148 and 149 of 400 Beach Road, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 429 Page 240, as amended and revised, all being recorded in the Public Records of Indian River County, Florida; together with all appurtenances thereto, including an undivided interest in the common and limited common elements of said Condominium set forth in the Declaration of Condominium as amended and parking spaces 38 and 40.

WAIVER OF RIGHT OF FIRST REFUSAL

BE IT HEREBY KNOWN, THAT 400 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

MGM2002, LLC.

Which is being sold by said owner to

WILLIAM M. MATTHES & LEIGH S. MATTHES

(Property) 400 Beach Road – Apartment 148

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, 400 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 3rd day of March, 2022.

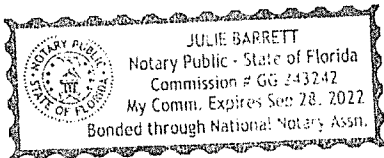
CORPORATE SEAL

400 BEACH ROAD CONDOMINIUM ASSOCIATION INC.
By: [Signature]
Board of Director

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of physical presence this 3rd day of MARCH, 2022, by NICOLAS PIAT, the President for 400 Beach Road Condominium Association, who is personally known to me or who has produced _____ as identification.

[Notary Seal]



[Signature]
Notary Public
Printed: Julie Barrett
My Commission Expires: 9/28/22

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:

MGM2002, LLC, a Florida limited liability company

This is being sold by said owner to:

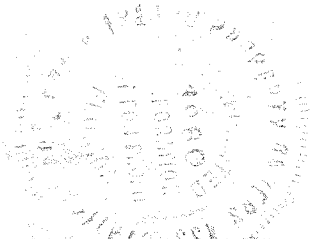
William M. Matthes and Leigh S. Matthes

400 Beach Road, #148 & #149

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

9th day of March, 2022.



(CORPORATE SEAL)

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 in physical presence, or through online notarization, 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 9th day of March 2022.

[Signature]

(Notary Seal)

Notary Public, State of Florida at Large

My Commission expires:

