

Prepared by and return to:

Sandra G. Rennick
Attorney at Law
Gould Cooksey Fennell, PLLC
979 Beachland Boulevard
Vero Beach, FL 32963
772-231-1100
File Number: 15199.3

Deed: \$ 36.50
Docs Stamps: \$30,800.00
Total: \$30,836.50

Parcel Identification No.: 32-40-18-00033-0000-00195.0

WARRANTY DEED

THIS WARRANTY DEED made the 28th day of March, 2022 by **Francis G. Ziegler and Andrea M. Ziegler, husband and wife**, with an address of 300 Beachview Dr. 3N, Indian River Shores, FL 32963, hereinafter called Grantor, to **Victoria A. Hadden and Jeffrey C. Hadden as Trustees of the Victoria A. Hadden 2018 Trust dated June 4, 2018** whose address is 7 Westgate Road, Weston, MA 02493, hereinafter called Grantee:

(Wherever 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)

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:

Apartment No. 195 of 1000 BEACH ROAD, a Condominium, according to The Declaration of Condominium recorded in O. R. Book 663, Page 1627, and all exhibits and amendments thereof, Public Records of Indian River County, Florida, together with the use of Storage Space No. 195 and Parking Spaces no. 195.

SUBJECT to easements, restrictions, reservations and rights of way of record, if any, but the provision shall not operate to reimpose the same.

TO HAVE AND TO HOLD, the same in fee simple forever.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The Grantee is specifically conferred the power and authority (1) either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property herein described, and (2) all of the powers and authority which could be granted or conferred under the authorization and powers permitted to be conferred and granted pursuant to Chapter 689.073, Florida Statutes.

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.

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:

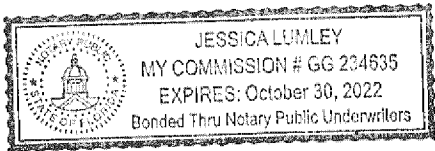
Jessica Lumley
Witness Name: Jessica Lumley
Marilyn S. Holland
Witness Name: Marilyn S. Holland

Francis G. Ziegler (Seal)
Francis G. Ziegler
Andrea M. Ziegler (Seal)
Andrea M. Ziegler

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25th day of March, 2022 by Francis G. Ziegler and Andrea M. Ziegler, who are personally known or have produced a driver's license as identification.

[Notary Seal]



Jessica Lumley
Notary Public
Printed Name: Jessica Lumley
My Commission Expires: 10/30/2022

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:

Francis G. Ziegler and Andrea M. Ziegler, his wife

This is being sold by said owner to:

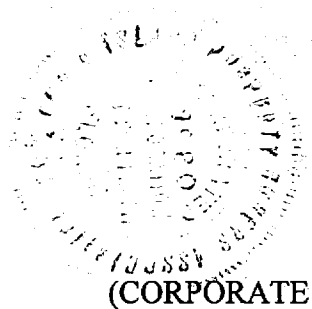
The Victoria A. Hadden 2018 Trust dated June 4, 2018

1000 Beach Road, #195

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

11th day of March, 2022.



JOHN'S ISLAND PROPERTY OWNERS' ASSOCIATION, INC.

BY: J.R. Poole
President

ATTEST: Michael T. Korpar
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 11th day of March, 2022

(Notary Seal)

Jori McCloud

Notary Public, State of Florida at Large

My Commission expires:



WAIVER OF RIGHT OF FIRST REFUSAL

BE IT HEREBY KNOWN, THAT 1000 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:

Francis G. Zeigler & Andrea M. Zeigler

which is being sold by said owner to

The Victoria A. Hadden 2018 Trust dated June 4, 2018

(Property) 1000 Beach Road – Apartment 195

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, 1000 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 22 day of March, 2022.

1000 BEACH ROAD CONDOMINIUM ASSOCIATION, INC.

By: Marcia P. White
President

(CORPORATE SEAL)

ATTEST: Karen C. O'Neil
Association Manager

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 acknowledgments, " personally appeared in physical presence, or " through online notarization, Marcia White and Katherine G. O'Neil 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 thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the State and County aforesaid this 22 day of March, 2022.

Erica Kirkland
Notary Public, State of Florida at Large
My Commission expires:
4-1-25

