

Rec: \$35.50
Doc: \$19,355.00

Prepared by and return to:

Robin Lloyd & Associates, P.A.
5089 Highway A1A Suite 100
Vero Beach, FL 32963
772-234-5500
File Number: **Lauinger 4671.1**
Will Call No.: **33**

[Space Above This Line For Recording Data]

Trustee's Deed

This Trustee's Deed made this 31st day of March, 2022 between **Philip C. Lauinger, Jr., as Successor Trustee of the Claire F. Lauinger 1986 Revocable Trust Created by Declaration of Trust Dated April 22, 1986** whose post office address is **8523 Thackery Street, Apt 9320, Dallas, TX 75225**, grantor, and **Dale A. Dutile, as Successor Trustee of the Lisa J. Crowley-Dutile 2019 Revocable Trust** whose post office address is **26 Stonecrest Drive, Needham, MA 02492**, 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 **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees heirs and assigns forever, the following described land, situate, lying and being in **Indian River County, Florida**, to-wit:

Private Dwelling Unit No. 26 of Fourth South Village Golf Cottages, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 468, Page 952, and all exhibits and amendments thereof, Public Records of Indian River County, Florida.

This deed hereby confers on the Grantee/Trustee the power and authority to either protect, conserve and to sell, or to lease, or to mortgage, or to encumber, or otherwise to manage and dispose of the real property described herein in accordance with Section 689.073, Florida Statutes. A duly appointed Successor Trustee shall have the same aforementioned powers.

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, nor is it contiguous to or a part of homestead property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, subect to all easements of record.

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 claiming by, through or under grantors.

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

Signed, sealed and delivered in our presence:

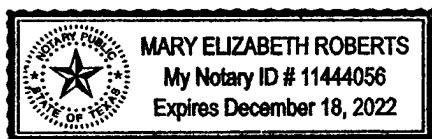
John Wonsky
 Witness Name: John Wonsky
Debbie Smith
 Witness Name: Debbie Smith

Philip C. Lauinger Jr.
 Philip Lauinger, Jr., Successor Trustee
Successor Trustee

State of Texas
 County of Dallas

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of March, 2022 by Philip C. Lauinger, Jr. as Successor Trustee(s) of the Claire F. Lauinger 1986 Revocable Trust, who ☒ is personally known or ☐ has produced _____ as identification.

[Notary Seal]



Mary Elizabeth Roberts
 Notary Public

Printed Name: Mary Elizabeth Roberts

My Commission Expires: December 18, 2022

WAIVER OF RIGHT OF FIRST REFUSAL

BE IT HEREBY KNOWN, THAT SOUTH VILLAGE HOMES 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:

Philip C. Lauinger, Jr., Trustee

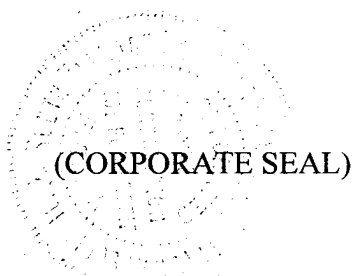
which is being sold by said owner to

Dale A. Dutile, as Successor Trustee of the Lisa J. Crowley-Dutile 2019 Revocable Trust

(Property) 447 Village Lane

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, SOUTH VILLAGE HOMES 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 21ST day of March, 2022



(CORPORATE SEAL)

SOUTH VILLAGE HOMES CONDOMINIUM ASSOCIATION, INC.

By: [Signature]

President

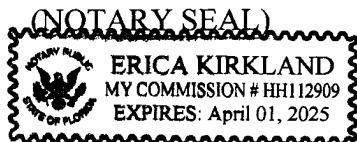
ATTEST: [Signature]

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, Robert Thibodeau and Katherine Bon 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.



[Signature]
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:

Philip C. Lauinger, Jr., Trustee

This is being sold by said owner to:

Dale A. Dutile, as Successor Trustee
of the Lisa J. Crowley-Dutile 2019 Revocable Trust

447 Village Lane

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

21st 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 21st day of March, 2022.

(Notary Seal)

Lori McCloud
Notary Public, State of Florida at Large

My Commission expires:

