

Prepared By/Return to:
John J. Campione, Esq.
Campione, Campione & Leonard, P.A.
4445 Hwy. A1A, Ste. 110
Vero Beach, Florida 32963
File No.: 22-271.v

Parcel ID #: 32-40-07-00006-0000-00253/0

Warranty Deed

This Warranty Deed made this 13th day of June, 2022, between **Mary A. Carpenter, an unremarried widow ("Grantor")**, whose address is 211 Silver Moss Drive, Indian River Shores, FL 32963, and **Michael Mahaffy ("Grantee")**, whose address is 234 Round Hill Road, Greenwich, CT 06831.

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 as follows:

Apartment 253 of 650-700 Beach Road, a Condominium, according to The Declaration of Condominium recorded in O. R. Book 457, Page 645, and all exhibits and amendments thereof, Public Records of Indian River County, Florida, Together with the use of Parking Spaces Numbered 100 and 48, according to the said Declaration of Condominium.

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

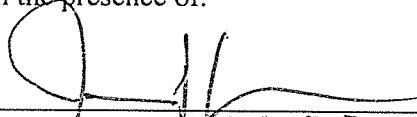
Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons 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.


Warranty Deed
Page Two

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: John J. Campione



Mary A. Carpenter




2nd Witness Name: Christine Stenback

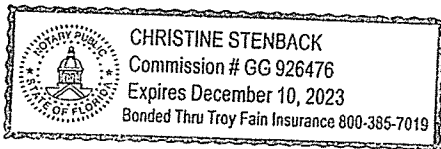
State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of physical appearance, or online notarization, this 10th day of June, 2022, by Mary A. Carpenter, who is personally known to me or who has produced _____ as identification.

{Notary Seal or Stamp}



Notary Public
My Commission Expires:



WAIVER OF RIGHT OF FIRST REFUSAL (amended and restated)

BE IT HEREBY KNOWN, THAT 650/700 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;

Mary A. Carpenter

and which is being sold by said owner to;

Michael Mahaffy

Property Address: 700 Beach Road – Apartment #253

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.

Is the purchaser a member of the John's Island Club? Yes _____ No X

Has the purchaser submitted a membership application to the John's Island Club? Yes _____ No X
(Application is pending per JI Real Estate and Buyer will be taking Sellers membership)

If so, provide the name of John's Island Club Sponsor and seconders:

Purchaser has been provided a copy of the Declaration, By-Laws, and Articles of Incorporation.
Yes X

Purchaser has been provided a copy of the Rules and Regulations.
Yes X

IN WITNESS WHEREOF, 650/700 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 3 day of May, 2022

650/700 BEACH ROAD CONDOMINIUM ASSOCIATION, INC.

BY: Susan Rodgers
President

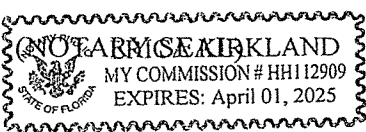
ATTEST: Katherine Cain
Association Manager

(CORPORATE SEAL)

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, Susan Rodgers and Katherine Cain 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 3 day of May, 2022



Eusebio Kirkland
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 waivers and relinquishes its right of first refusal to purchase the following described property presently owned by:

Mary A. Carpenter

This is being sold by said owner to:

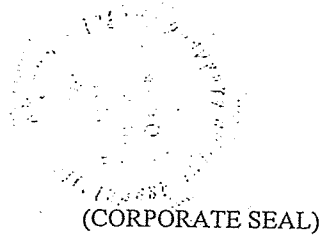
Michael Mahaffy

700 Beach Road, #253

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

31st day of May, 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 acknowledgments 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 thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the State and county aforesaid this 31st day of May, 2022.

(Notary Seal)

[Signature]

Notary Public, State of Florida at Large

My Commission expires:

