

Prepared by and return to:

Charles H. Sanford Law Offices, P.L.  
3003 Cardinal Drive, Suite B  
Vero Beach, FL 32963  
772-492-1695

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## Warranty Deed

This Warranty Deed made this 3<sup>rd</sup> day of February, 2023 between MAUREEN M. ABA and DENIS M. ABA, having a post office address of 650 Beach Road, Apt 343, Vero Beach, FL 32963, grantor, and MAUREEN M. ABA, whose post office address is 650 Beach Road, Apt 343, Vero Beach, FL 32963, 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 of 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 grantee's heirs and assigns forever, the following described land, situate, lying and being in Indian River County, Florida to-wit:

*Apartment 343, 650-700 BEACH ROAD, a Condominium, according to the Declaration of Condominium, recorded in Official Records Book 457, at Page 645, of the Public Records of Indian River County, Florida, including all common elements appurtenant to said Apartment 343, according to the terms of the Declaration of Condominium; TOGETHER WITH Parking Spaces numbered 8 and 32, according to said Declaration of Condominium.*

*Subject to easements, reservations and restrictions of record*

**Tax ID#: 07-32-40-00006-0000-00343.0**

**THE SUBJECT PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS. GRANTORS' PRIMARY RESIDENCE IS IN THE COUNTRY OF FRANCE.**

**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, 2022**.

**Charles H. Sanford, Esq.** prepared this deed at the instruction of grantor. Further, grantor furnished the legal description utilized herein, and the accuracy of the legal description has not been verified. No title examination of the property was made or requested in connection with the preparation of this deed. The party preparing this instrument assumes no liability for the state of title or the accuracy of the legal description or documentary stamp taxes due, if any.

DoubleTime®

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:

Rosemary Sanford      Maureen ABA  
Witness Name: Rosemary Sanford      MAUREEN M. ABA

Charles Sanford      Denis M ABA  
Witness Name: Charles Sanford      DENIS M. ABA

State of FLORIDA  
County of INDIAN RIVER

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 3rd day of February, 2023, by MAUREEN M. ABA and DENIS M. ABA, who  is/are personally known or  has/have produced a Florida driver's license as identification.

[Notary Seal]



Rosemary Sanford  
Comm. #HH012566  
Expires: July 19, 2024  
Bonded Thru Aaron Notary

Rosemary Sanford  
Notary Public

Printed Name: Rosemary Sanford

My Commission Expires: July 19, 2024

**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;

Maureen M. Aba, Trustee of the Maureen M. Aba Revocable Trust Dated December 6, 2006  
and which is being sold by said owner to;

Maureen M. Aba

Property Address: 650 Beach Road – Apartment #343

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 X No     

Has the purchaser submitted a membership application to the John's Island Club? Yes X No     

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      Date Provided      By     

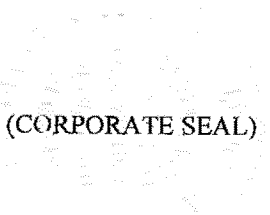
The purchaser has been provided a copy of the Rules and Regulations.  
Yes      Date Provided      By     

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 15 day of February, 2023.

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 15 day of Feb, 2023.



Erica 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 waives and relinquishes its right of first refusal to purchase the following described property presently owned by:

Maureen M. Aba and Denis M. Aba

This is being sold by said owner to:

Maureen M. Aba

650 Beach Road, #343

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.

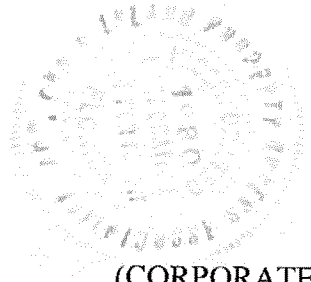
IN WITNESS WHEREOF, JOHN'S ISLAND PROPERTY OWNERS' ASSOCIATION, INC. has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its property officers thereunto duly authorized this

6<sup>th</sup> day of February, 2023.

JOHN'S ISLAND PROPERTY OWNERS' ASSOCIATION, INC.

BY: [Signature]  
President

ATTEST: [Signature]  
Assistant Secretary



(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, 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 6<sup>th</sup> day of February, 2023.

[Signature]

(Notary Seal)

Notary Public, State of Florida at Large

My Commission expires:

