

Prepared by and return to:

Ralph L. Evans, Esq.
Collins Brown Barkett, Chartered
756 Beachland Boulevard
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(772) 231-4343

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Quit Claim Deed

This Quit Claim Deed made this 15th day of March, 2023 between **Nancy B. Sayford, a single adult**, whose post office address is 271 Pelican Way, Indian River Shores, FL 32963, and **Nancy B. Sayford, Trustee of the Nancy B. Sayford Trust–2005, as amended**, whose post office address is 271 Pelican Way, Indian River Shores, 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 TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Indian River, Florida** to-wit:

See Attached Exhibit "A" for Legal Description.

Property Address: 271 Pelican Way, Indian River Shores, FL 32963

The preparer of this instrument was neither furnished with nor requested to review an abstract or policy of title insurance on the above described property and expresses no opinion as to condition of title.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

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:

[Signature]
Witness
Printed Name: ARLOPH K. EVANS

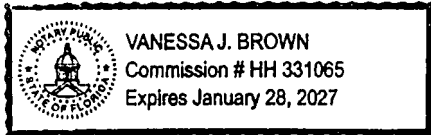
By: [Signature]
Nancy B. Sayford

[Signature]
Witness
Printed Name: VANESSA J. BROWN

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15th day of March, 2023 by Nancy B. Sayford, who is personally known or has produced a driver's license as identification.

[Seal]



[Signature]
Notary Public
Print Name: VANESSA J. BROWN
My Commission Expires: 1/28/2027

EXHIBIT "A"

A Parcel of Land being situated in part of lot 147 and all of lot 146 of John's Island, Plat # 2, according to the Plat of same filed in the Office of the Clerk of Circuit Court, Indian River County, Florida, in Plat Book 8, at Pages 15, 15-A, 15-B and 15-C, Public Records of Indian River County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of lot 148, John's Island Plat # 2, according to the Plat of same filed in the Office of the Clerk of Circuit Court, Indian River County, Florida in Plat Book 8, at Pages 15, 15-A, 15-B and 15-C, Public Records of Indian River County, Florida, run Northeasterly along the curve concave to the North, having a back sight bearing of S.82°22'53"W., a radius of 25.00 feet, a central angle of 42°50'00", subtended by a chord bearing and distance of N.60° 57'53"E. 18.26 feet and an arc distance of 18.69 feet to a point of reverse curvature; thence run Northeasterly along the curve concave to the Southeast and Northerly right of way line and cul-de-sac of "Pelican Way", 60' Wide R.O.W., having a radius of 50.00 feet, a central angle of 50°27'07", subtended by a chord bearing and distance of N.64°46'26"E. 42.62 feet and an arc distance of 44.03 feet to the point of beginning.

From said point of beginning run N.00°00'00"W. a distance of 11.16 feet; thence run N.43°06'24"E. a distance of 150.92 feet to the Northeasterly boundary line of aforementioned Lot 147 and point of cusp; thence run Southeasterly along the curve concave to the Southwest having a radius of 200.00 feet, a central angle of 62°32'22", subtended by a chord bearing and distance of S.27° 41'15"E. 207.63 feet and an arc distance of 218.30 feet to the Southeasterly most corner of aforementioned lot 146; thence run S.86°24'55"E. along the Southerly line of said lot 146, a distance of 150.00 feet to the aforementioned cul-de-sac of "Pelican Way", 50' radius right of way and point of cusp; thence run Northwesterly along said right of way curve concave to the Southeast, having a radius of 50.00 feet, a central angle of 93°35'05", subtended by a chord bearing and distance of N.43°12'28"W. 72.89 feet and an arc distance of 81.67 feet to the point of beginning.

Said parcel containing 22,942.08 s.f. or 0.526 acres more or less.

Parcel Identification Number: 32401800002000000146.0

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:

Nancy B. Sayford, a single adult

This is being sold by said owner to:

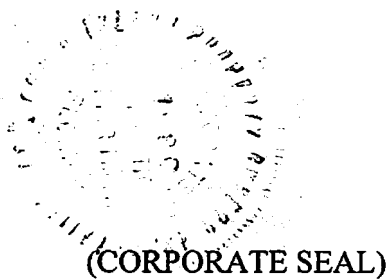
Nancy B. Sayford, Trustee of the Nancy B. Sayford Trust-2005, as amended

Plat 2, Lot 146 – 271 Indian Harbor Road

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

15th day of March, 2023.



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 15th day of March, 2023.

[Signature]

(Notary Seal)

Notary Public, State of Florida at Large

My Commission expires:

