

Prepared by and return to:

Bruce Barkett

Collins Brown Barkett, Chartered

756 Beachland Boulevard

Vero Beach, FL 32963

(772) 231-4343

File Number: 23-426.001

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Trustee's Deed

This Trustee's Deed made this 19th day of December, 2023 between **Robert A. DeVellis, Individually and as Trustee of the Ann J. Bowling Revocable Trust u/a/d July 1, 1991** whose post office address is **Blair & Potts, 281 Tresser Blvd., Suite 600, Stamford, CT 06901**, grantor, and **Andrew S. Georges, Trustee of the John A. Georges Revocable Trust Agreement u/a dated February 26, 2016, as amended** whose post office address is **10895 Savannah Dr., No. 201, 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 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:

Unit No. 201 of Windsor Park Residences, a Condominium, according to The Declaration of Condominium recorded in O. R. Book 3080, Page 1471, and all exhibits and amendments thereof, Public Records of Indian River County, Florida. Together with the use of Parking Spaces No. 201-A and 201-B, Golf Cart Parking Space No. 201 and Storage Unit No. 201, according to said Declaration of Condominium.

Subject to taxes for 2024 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Parcel Number: 31391500026000000201.0

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead, nor that of its immediate family, within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to, adjacent to or a part of homestead property.

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.

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 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:

M. Mehmet Kurey

Witness

Printed Name: M. Mehmet Kurey

P.O. Address: 18 Greenwich Ave.

Stamford, CT 06905

Priscila K. Garcia

Witness

Printed Name: Priscila K. Garcia

P.O. Address: 21 Brook Rd.

Port Chester, NY 10573

**Robert A. DeVellis, Individually and as Trustee of the
Ann J. Bowling Revocable Trust u/a/d July 1, 1991**

By: [Signature]

Robert A. DeVellis, Individually and as Trustee

State of Connecticut
County of Fairfield

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of December, 2023 by Robert A. DeVellis, Individually and as Trustee of the Ann J. Bowling Revocable Trust u/a/d July 1, 1991 who is personally known or has produced a driver's license as identification.

[Seal]

Courtney Stewart Dutt
Notary Public
Print Name: Courtney Stewart Dutt
My Commission Expires: _____

COURTNEY STEWART DUTT
NOTARY PUBLIC
My Commission Expires 07/31/2025

CERTIFICATE OF APPROVAL

BE IT HEREBY KNOWN, that WINDSOR COMMUNITY ASSOCIATION, INC., a not for profit Florida corporation, having operating responsibility for WINDSOR PARK RESIDENCES, a Condominium according to the Declaration of Condominium recorded in Official Record Book 3080, Page 1471, Public Records of Indian River County, Florida, does hereby approve the proposed transfer of Unit 201 from the present title holder: Robert A. DeVellis, Trustee of the Ann J. Bowling Revocable Trust u/a/d July 1, 1991 to Andrew S. Georges, Trustee of the John A. Georges Revocable Trust Agreement u/a dated February 26, 2016, as amended.

IN WITNESS WHEREOF, WINDSOR COMMUNITY ASSOCIATION, INC has caused these presents to be executed in its name by its proper officer this 15th day of December, 2023.

Debra S. Boehle
Witness

WINDSOR COMMUNITY ASSOCIATION, INC.,
a Florida not for profit corporation

Katherine Kittendorf
Witness

By: [Signature]
Robert Toomey, Vice President

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 December, 2023, by Robert Toomey, Vice President of Windsor Community Association, Inc., a Florida not for profit corporation, on behalf of the corporation, who is personally known to me or who has produced _____ as identification.

{Notary Stamp}

[Signature]
Notary Public
My commission expires: July 25, 2024



CERTIFICATE OF APPROVAL

BE IT HEREBY KNOWN, that WINDSOR PARK RESIDENCES ASSOCIATION, INC., a not for profit Florida corporation, having operating responsibility for WINDSOR PARK RESIDENCES, a Condominium according to the Declaration of Condominium recorded in Official Record Book 3080, Page 1471, Public Records of Indian River County, Florida, does hereby approve the proposed transfer of Unit 201 from the present title holder: Robert A. DeVellis, Trustee of the Ann J. Bowling Revocable Trust u/a/d July 1, 1991 to Andrew S. Georges, Trustee of the John A. Georges Revocable Trust Agreement u/a dated February 26, 2016, as amended.

IN WITNESS WHEREOF, WINDSOR PARK RESIDENCES ASSOCIATION, INC has caused these presents to be executed in its name by its proper officer this 15th day of December, 2023.

Deborah S. Bochte
Witness

WINDSOR PARK RESIDENCES ASSOCIATION, INC.,
a Florida not for profit corporation

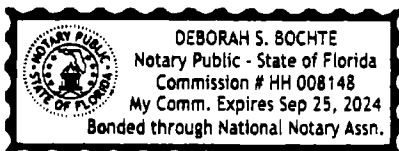
Arthur Peponis
Witness

By: Arthur Peponis
Arthur Peponis, Secretary

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 December, 2023, by Arthur Peponis, as Secretary of Windsor Park Residences Association, Inc., a Florida not for profit corporation, on behalf of the corporation, who is personally known to me or who has produced _____ as identification.

{Notary Stamp}



Deborah S. Bochte
Notary Public
My commission expires September

AUTHORIZATION OF SALE
AND
WAIVER OF RIGHT OF FIRST REFUSAL

BE IT HEREBY KNOWN, that WINDSOR PROPERTIES, a Florida general partnership, pursuant to Article XIII, Section 18, Right of First Refusal, of the Declaration of Covenants, Conditions, and Restrictions for Windsor, hereby and herewith authorizes the conveyance referenced herein and waives and relinquishes its right of first refusal to purchase the following described property:

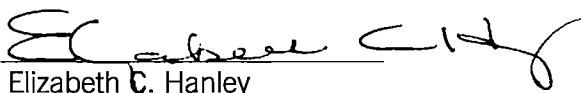
Unit No. 201 of Windsor Park Residences, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 3080, Page 1471, and all exhibits and amendments thereof, Public Records of Indian River County, Florida. Together with the use of Parking Spaces No. 201-A and 201-B, Golf Cart Parking Space No. 201 and Storage Unit No. 201, according to said Declaration of Condominium.

owned by Robert A. DeVellis, as Trustees of the Ann J. Bowling Revocable Trust u/a/d July 1, 1991, and which is being sold by said owner to Andrew S. Georges, Trustee of the John A. Georges Revocable Trust Agreement u/a dated February 26, 2016, as amended.

This waiver is for the sole purpose of authorizing the conveyance referenced herein and waiving and relinquishing the Developer's right of first refusal in connection with the above described 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 the proposed purchaser.

IN WITNESS WHEREOF, WINDSOR PROPERTIES, a Florida general partnership, has caused these presents to be executed in its name this 4th day of December, 2023.

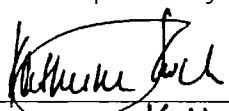
WINDSOR PROPERTIES,
a Florida general partnership
By: Torwest, Inc., a Florida corporation,
Its General Partner

By: 
Elizabeth C. Hanley
President

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me, by means of X physical presence or online notarization, this 4th day of December, 2023 by Elizabeth C. Hanley, President of Torwest, Inc., a Florida corporation, as General Partner of Windsor Properties, a Florida general partnership, on behalf of the partnership and corporation. She is personally known to me.




Print Name: Katherine Kittendorf
Notary Public, State of Florida
My Commission expires: July 25, 2026
Commission No.: HH 442576