

Prepared by and return to:

Sandra G. Rennick
Attorney at Law
Gould Cooksey Fennell, PLLC
979 Beachland Boulevard
Vero Beach, FL 32963
772-231-1100
File Number: 15257.3

Deed: \$ 35.50
Docs Stamps: \$16,590.00
Total: \$16,625.50

Parcel Identification No.: 3239010000800000702.0

WARRANTY DEED

THIS WARRANTY DEED made the 5th day of April, 2024 by **Randall P. Stern and Elizabeth Eubank Stern, husband and wife** with an address of 110 Park Avenue, Greenwich, CT 06830, hereinafter called Grantor, to **E. Clayton Gengras, III and Ashley Ryder Gengras, husband and wife** whose address is 30 Brae Burnie Lane, Bloomfield, CT 06002, hereinafter called Grantee:

(Wherever 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)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Indian River County, Florida, viz:

Apartment No. 702, North Village f/k/a North Village Module I, a Condominium, all as set forth in the Declaration of Condominium and the Exhibits attached thereto and forming a part thereof, as recorded in Official Records Book 574, Page 1643, and all amendments thereto, of the Public Records of Indian River County, Florida. The above description includes, but is not limited to, all appurtenances to the condominium unit above described, including the undivided interest in the common elements of said condominium.

SUBJECT to easements, restrictions, reservations and rights of way of record, if any, but the provision shall not operate to reimpose the same.

TO HAVE AND TO HOLD, the same in fee simple forever.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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, 2023.

IN WITNESS WHEREOF, the said GRANTOR has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Jessica Lumley
Witness Name: Jessica Lumley
Witness Address: 979 Beachland Blvd.
Vero Beach, FL 32963

Randall P. Stern
Randall P. Stern

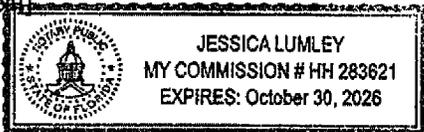
Marilyn S. Holland
Witness Name: Marilyn S. Holland
Witness Address: 979 Beachland Blvd.
Vero Beach, FL 32963

Elizabeth Eubank Stern
Elizabeth Eubank Stern

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of March, 2024 by Randall P. Stern and Elizabeth Eubank Stern, who are personally known or have produced a driver's license as identification.

[Notary Seal]



Jessica Lumley
Notary Public
Printed Name: Jessica Lumley
My Commission Expires: 10/30/2026

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:

Randall P. Stern and Elizabeth Eubank Stern, husband and wife

This is being sold by said owner to:

E. Clayton Gengras, III and Ashley Ryder Gengras

777 Sea Oaks Drive, #702

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

17th day of March, 2024.

JOHN'S ISLAND PROPERTY OWNERS' ASSOCIATION, INC.

BY: [Signature]
President

(CORPORATE SEAL)

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 17th day of March, 2024.

(Notary Seal)

[Signature]

Notary Public, State of Florida at Large

My Commission expires:



WAIVER OF RIGHT OF FIRST REFUSAL

BE IT HEREBY KNOWN THAT NORTH VILLAGE 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:

Randall P. Stern and Elizabeth Stern, husband and wife

which is being sold to:

E. Clayton Gengras, III and Ashley Ryder Gengras

(Property)

777 Sea Oak Drive – #702

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, NORTH VILLAGE 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 28 day of February, 2024

NORTH VILLAGE CONDOMINIUM ASSOCIATION, INC.

BY: Homer DuChidol
President

(CORPORATE SEAL)

ATTEST: [Signature]

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, Homer Chisholm and Henry Richer 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, 28 day of February, 2024.

(NOTARY SEAL)

Erica Aurigemma
Notary Public, State of Florida at Large
My Commission expires:
4-1-25

