

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: 16577.1

Deed: \$ 35.50
Docs Stamps: \$55,475.00
Total: \$55,510.50

Parcel Identification No.: 32-40-18-00002-0000-00235.0

WARRANTY DEED

THIS WARRANTY DEED made the 16th day of April, 2024 by Pixie Sabal Palm Lane, LLC, a Louisiana Limited Liability Company and P&J Sabal Palm Lane, LLC, a Louisiana Limited Liability Company with an address of 5 Audubon Place, New Orleans, LA 70118, hereinafter called Grantor, to Sabal Palm 421 Realty LLC, a New Jersey limited liability company whose address is 95 Hemlock Rd., Short Hills, NJ 07078, 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:

LOT 235, JOHN'S ISLAND, PLAT 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE(S) 15, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

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:

Charlene Pitre
 Witness Name: CHARLENE PITRE
 Witness Address: 304 LANCASTIRE
HARRAHAN LA 70123

Pixie Sabal Palm Lane, LLC, a Louisiana limited liability company

By: Priscilla E. Reiss
 Priscilla E. Reiss, Manager

Jeanne Simonet
 Witness Name: JEANNE SIMONET
 Witness Address: 2140 TITAN ST
HARVEY LA 70058

P&J Sabal Palm Lane, LLC, a Louisiana limited liability company

By: Priscilla E. Reiss
 Priscilla E. Reiss, Manager

Charlene Pitre
 Witness Name: CHARLENE PITRE
 Witness Address: 304 LANCASTIRE
HARRAHAN, LA 70123

Jeanne Simonet
 Witness Name: JEANNE SIMONET
 Witness Address: 2140 TITAN ST
HARVEY, LA 70058

By: James Reiss, Jr.
 James Reiss, Jr., Manager

Parish State of LOUISIANA
County of Orleans

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15 day of April, 2024 by Priscilla E. Reiss, Manager of Pixie Sabal Palm Lane, LLC, a Louisiana limited liability company and Manager of P&J Sabal Palm Lane, LLC, a Louisiana limited liability company, on behalf of the companies, who ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]

Peter S. Title
Notary Public
State of Louisiana
Bar No. 12832
My commission is for life

Peter S. Title
Notary Public

Printed Name: Peter S. Title

My Commission Expires: at my death

Parish State of LOUISIANA
County of Orleans

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15 day of April, 2024 by James Reiss, Jr., Manager of P&J Sabal Palm Lane, LLC, a Louisiana limited liability company, on behalf of the company, who ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]

Peter S. Title
Notary Public
State of Louisiana
Bar No. 12832
My commission is for life

Peter S. Title
Notary Public

Printed Name: Peter S. Title

My Commission Expires: at my death

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:

P&J Sabal Palm Lane, L.L.C., a Louisiana limited liability company and Pixie Sabal Palm Lane, L.L.C., a Louisiana limited liability company

This is being sold by said owner to:

Sabal Palm 421 Realty, LLC, a New Jersey limited liability company

Plat 2, Lot 235 – 421 Sabal Palm Lane

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 April, 2024.

JOHN'S ISLAND PROPERTY OWNERS' ASSOCIATION, INC.

BY: D.W. Fisher
President

ATTEST: Michael T. Korpar
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, David W. Fisher 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 April, 2024.

(Notary Seal)

Jeri McCloud
Notary Public, State of Florida at Large

My Commission expires:

