

Prepared by and return to:

Block & Scarpa
601 21st Street Suite 401
Vero Beach, FL 32960
772-794-1918
File Number: 11733.000000
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 21st day of May, 2024 between **Harral S. Tenney, II, a unmarried adult** whose post office address is **430 Sabal Palm Lane, Indian River Shores, FL 32963**, grantor, and **Morris W. Stroud, II and Donna C. Stroud, a married couple** whose post office address is **753 Northbrook Road, Kennett Square, PA 19348**, 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:

Lot 65, John's Island Plat 1, according to the map or plat thereof as recorded in Plat Book 8, Page 8, Public Records of Indian River County, Florida.

Parcel Identification Number: 32-40-18-00001-0000-00065.0

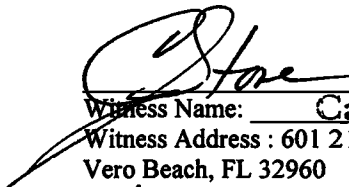
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

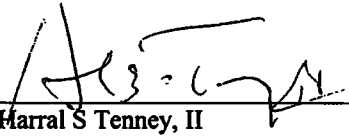
To Have and to Hold, the same in fee simple forever.

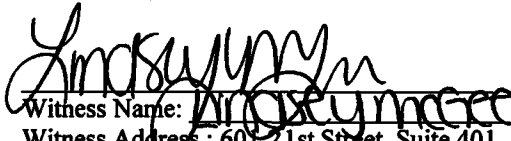
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2023**.

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:


Witness Name: Carol L. Stone
Witness Address : 601 21st Street, Suite 401
Vero Beach, FL 32960

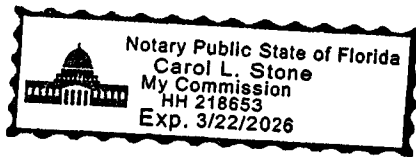
By: 
Herral S Tenney, II



Witness Name: Andrew Mace
Witness Address : 601 21st Street, Suite 401
Vero Beach, FL 32960

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9th day of May, 2024 by Herral S Tenney, II, who is personally known or has produced a driver's license as identification.

[Notary Seal]




Notary Public
Printed Name: Carol L. Stone
My Commission Expires: 3/22/26

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:

Harral S. Tenney, II and Patricia Tenney, husband and wife

This is being sold by said owner to:

Morris W. Stroud and Donna C. Stroud

Plat 1, Lot 65 - 430 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

(CORPORATE SEAL)

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.

Lori McCloud

(Notary Seal)

Notary Public, State of Florida at Large

My Commission expires:

