

This instrument prepared by:
Tyler G. Puttick, Esq.
Dean, Mead, Minton & Moore
3240 Cardinal Drive, Suite 200
Vero Beach, FL 32963

For Official Use Only
Tax Parcel I. D. #: 32-39-12-00004-0000-00020/0

TRUSTEE'S DEED

THIS TRUSTEE'S DEED is made the 21st day of June, 2024, by **Edwin Martin Gibson, Individually and as Trustee of the Edwin Martin Gibson Revocable Trust dated February 25, 2011, as amended from time to time, as to a undivided one-half interest, and Virginia Taylor Gibson, Individually and as Trustee of the Revocable Trust of Virginia Taylor Gibson dated February 25, 2011, as amended from time to time, as to an undivided one-half interest**, whose post office address is 440 Coconut Palm Road, Vero Beach, FL 32963 (the "**Grantor**"), to **Edwin Martin Gibson and Virginia Taylor Gibson, husband and wife**, whose post office address is 440 Coconut Palm Road, Vero Beach, FL 32963 (the "**Grantee**");

(Whenever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, personal representatives and assigns of individuals, and the successors and assigns of trustees, corporations, limited liability companies, partnerships, governmental and quasi-governmental entities.)

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain real property situate, lying and being in Indian River County, Florida (the "**Property**"), being more particularly described as follows:

Lot 20, Replat of John's Island Plat Nos. 25 & 26, according to the map or plat thereof as recorded in Plat Book 11, Page(s) 35, Public Records of Indian River County, Florida.

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

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

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property, and hereby warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever. This conveyance is subject to outstanding real property taxes accruing subsequent to December 31, 2023, and to easements, restrictions, agreements, conditions, limitations, reservations and other matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

The scrivener of this instrument has not examined title to the Property, has utilized legal descriptions provided by Grantor, and has relied upon the representations of the Grantor that Grantor is the holder of title to the Property. Accordingly, the scrivener disclaims any liability or responsibility which may result from the failure of the Grantor to hold such title in the manner represented.

THIS CONVEYANCE IS NOT SUBJECT TO DOCUMENTARY STAMP TAXES PURSUANT TO §12B-4.013(28), F.A.C.

IN WITNESS WHEREOF, Grantor has executed and delivered this instrument and has intended this instrument to be and become effective as of the day and year first above written.

Signed, sealed and delivered in the presence of:

“GRANTOR”

Kevin M. O'Toole
Print Name: Kevin M. O'Toole
Address: P.O. Box 766
Barre VT 05251

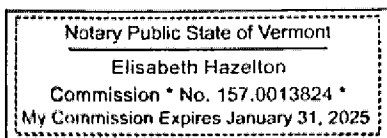
EM Gibson
Edwin Martin Gibson, Individually and as Trustee of the Edwin Martin Gibson Revocable Trust dated February 25, 2011

Peer Valloona
Print Name: PEER VALLOONA
Address: 540 Loran Terrace
Barre VT 05251
Two witnesses as to Grantor

Virginia Taylor Gibson
Virginia Taylor Gibson, Individually and as Trustee of the Revocable Trust of Virginia Taylor Gibson dated February 25, 2011

STATE OF Vermont
COUNTY OF Bennington

The foregoing instrument was acknowledged before me by means of physical presence, this 21st day of June, 2024, by Edwin Martin Gibson, Individually and as Trustee of the Edwin Martin Gibson Revocable Trust dated February 25, 2011 and Virginia Taylor Gibson, Individually and as Trustee of the Revocable Trust of Virginia Taylor Gibson dated February 25, 2011. Said persons (check one) are personally known to me, [] produced a driver's license as identification, or [] produced other identification, to wit:



[Affix Notary Seal]

Elisabeth Hazellon
Print Name: Elisabeth Hazellon

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:

Edwin Martin Gibson, Individually and as Trustee of the Edwin Martin Gibson Revocable Trust dated February 25, 2011, as amended from time to time, as to an undivided one-half interest, and Virginia Taylor Gibson, Individually and as Trustee of the Revocable Trust of Virginia Taylor Gibson dated February 25, 2011, as amended from time to time, as to an undivided one-half interest

This is being sold by said owner to:

Edwin Martin Gibson and Virginia Taylor Gibson, husband and wife

Plat 25, Lot 20 – 440 Coconut Palm 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

1st day of July, 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 1st day of July, 2024.

Lori McCloud

(Notary Seal)

Notary Public, State of Florida at Large

My Commission expires:

