

Prepared By/Return to:

John J. Campione, Esq.
Campione, Campione & Leonard, P.A.
4445 Hwy. A1A, Ste. 110
Vero Beach, Florida 32963
File No.: 24-273.v

Parcel ID #: 32-39-01-00014-0000-00002/0

Warranty Deed

This Warranty Deed made this 24th day of July, 2024, between **Katherine S. Boyle, James M. Shadek, Laurence A. Shadek, and Thomas F. Shadek and Rosemary F. Shadek, individually and as Trustees of the Shadek Family Trust dated November 3, 1995 ("Grantor")**, whose address is 281 Indian Harbor Road, Indian River Shores, FL 32963, and **Ocean Road Group LLC, a Florida limited liability company ("Grantee")**, whose address is 2195 Bear Drive, Steamboat Springs, CO 80487.

For and in consideration of the sum of Ten & 00/100's Dollars (\$10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, Grantor has granted, bargained and sold to Grantee and Grantee's heirs forever that certain land located in Indian River County, Florida, further described as follows and incorporated by reference and made a part hereof (the "Property"):

Lot 2, John's Island, Plat 42, according to the map or plat thereof as recorded in Plat Book 12, Page 7, Public Records of Indian River County, Florida.

Together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereto appertaining.

Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. *Singular and plural are interchangeable as context requires.

Neither Grantors nor anyone dependent on Grantors reside on the property described above or property adjoining to the property described above, and the property does not constitute the homestead of the Grantors within the meaning of Article X of the Florida Constitution. Grantors hereby represent that the property described above is unimproved vacant land.

Subject to taxes for the year 2024 and subsequent years and easements and restrictions of record, if any; however, this reference shall not serve to reimpose same.

Warranty Deed
Page Two

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
 in the presence of:

Audrey L. McGarry
 1st Witness Name: Audrey L. McGarry
 Witness Address: 15 Lincoln Court
Tinton Falls NJ 07712

Katherine S. Boyle
Katherine S. Boyle

Sasha Kressig
 2nd Witness Name: Sasha Kressig
 Witness Address: 4015 Whistler Rd
Steamboat Springs, CO 80487

State of New Jersey
 County of Monmouth

The foregoing instrument was acknowledged before me by means of X physical appearance, or _____ online notarization, this 23 day of July, 2024, by Katherine S. Boyle, _____ who is personally known to me or X who has produced Drivers License as identification.

(Notary Seal or Stamp)

Audrey L. McGarry
 Notary Public Audrey L. McGarry
 My Commission Expires: 9-14-2028

AUDREY L. McGARRY
 Notary Public, State of New Jersey
 My Commission Expires 09/14/2028

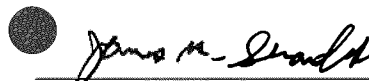
Warranty Deed
Page Three

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

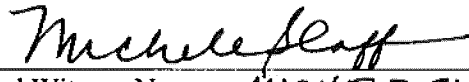
Signed, sealed and delivered
in the presence of:



1st Witness Name: Audrey L. McGarry
Witness Address: 15 Lincoln Court
Tinton Falls NJ 07712



James M. Shadek

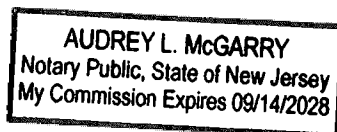


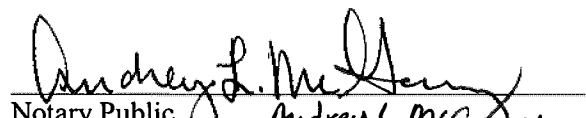
2nd Witness Name: MICHELE SLAFF
Witness Address: 7 SEAWOOD WAY
SPRING LAKE, NJ 07762

State of New Jersey
County of Monmouth

The foregoing instrument was acknowledged before me by means of X physical appearance, or online notarization, this 23 day of July, 2024, by James M. Shadek, ✓ who is personally known to me or who has produced as identification.

(Notary Seal or Stamp)






Notary Public Audrey L. McGarry
My Commission Expires: 09-14-2028

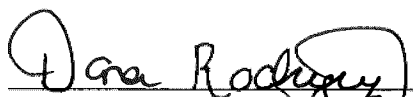
Warranty Deed
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In Witness Whereof, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:


1st Witness Name: John L. Van Horne
Witness Address: 105 S. Franklin Turnpike
Ramsey, NJ 07446



Laurence A. Shadek


2nd Witness Name: Dana Rodriguez
Witness Address: 9 Brownstone Way
Englewood, NJ 07631

State of New Jersey
County of Ocean

The foregoing instrument was acknowledged before me by means of X physical appearance, or online notarization, this 28th day of July, 2024, by Laurence A. Shadek, Y who is personally known to me or who has produced as identification.

(Notary Seal or Stamp)


Notary Public
My Commission Expires:

GLORIA J. LAPITAN
A Notary Public of New Jersey
My Commission Expires 03/25/2026

Warranty Deed
Page Five

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:

1st Witness Name: Madison Bible
Witness Address: 5008 Chappellet Dr.
Sparks, NV 89436

2nd Witness Name: DAVID J MORRIS
Witness Address: 975 Sumac St
Reno NV 89509

1st Witness Name: Madison Bible
Witness Address: 5008 Chappellet Dr.
Sparks, NV 89436

2nd Witness Name: DAVID J MORRIS
Witness Address: 975 Sumac St.
Reno NV 89509

Thomas F. Shadek
**Thomas F. Shadek, individually and
as Trustee of the Shadek Family
Trust dated November 3, 1995**

Rosemary F. Shadek
**Rosemary F. Shadek, individually
and as Trustee of the Shadek Family
Trust dated November 3, 1995**

State of Nevada
County of Washoe

The foregoing instrument was acknowledged before me by means of X physical appearance, or _____ online notarization, this 22 day of July, 2024, by Thomas F. Shadek and Rosemary F. Shadek, individually and as Trustees of the Shadek Family Trust dated November 3, 1995, _____ who are personally known to me or X who have produced NV Driver's as identification.
License

(Notary Seal or Stamp)



[Signature]
Notary Public
My Commission Expires: 2/5/27

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:

Laurence A. Shadek, James M. Shadek, Katherine S. Boyle, Thomas F. Shadek and Rosemary F. Shadek, as Trustees of the Shadek Family Trust dated November 3, 1995
This is being sold by said owner to:

Ocean Group, LLC, a Florida limited liability company

Plat 42, Lot 2 -- 686 Ocean 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

20th day of July, 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 20th day of July, 2024.

(Notary Seal)

Lori McCloud
Notary Public, State of Florida at Large

My Commission expires:

