

**THIS INSTRUMENT PREPARED BY AND
RECORD AND RETURN TO:**

Anthony P. Guettler, Esq.
Gould Cooksey Fennell, PLLC
979 Beachland Boulevard
Vero Beach, FL 32963
772-231-1100

Recording: \$18.50
Doc Stamps: \$.70
Total: \$19.20

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THIS WARRANTY DEED HAS BEEN PREPARED BY THE ABOVE NOTED PARTY WITHOUT BENEFIT OF ABSTRACT OR TITLE EXAMINATION. THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE EXISTENCE OF LIENS, CLAIMS, OR ENCUMBRANCES OF ANY NATURE OF RECORD, OR WHICH MAY EXIST AGAINST THE PROPERTY.

WARRANTY DEED

THIS WARRANTY DEED made the 19th day of July 2024 by James J. McAndrews, Jr. joined by Louise M. McAndrews, his wife, as to a one-half (1/2) undivided interest and Louise M. McAndrews, joined by James J. McAndrews, Jr., her husband, as to one-half (1/2) undivided interest, whose address is 241 Island Creek Drive, Indian River Shore FL, 32963, hereinafter called the ("GRANTOR"), to Louise M. McAndrews, Trustee of the Louise McClain McAndrews Trust dated November 8, 2002, as amended and restated, whose address is 241 Island Creek Drive, Indian River Shores, FL 32963, hereinafter called the ("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 197, JOHN'S ISLAND, PLAT 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGES 15, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

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

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

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

GRANTEE is specifically conferred the power and authority (1) either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property herein described, and (2) all of the powers and authority which could be granted or conferred under the authorization and powers permitted to be conferred and granted pursuant to Chapter 689.073, Florida Statutes.

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, I have set my hand this 19th day of July 2024.

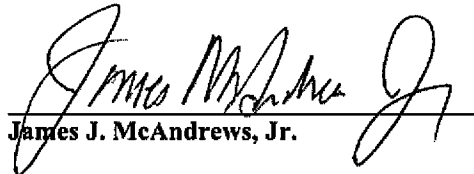
Signed, sealed and delivered
in the presence of:



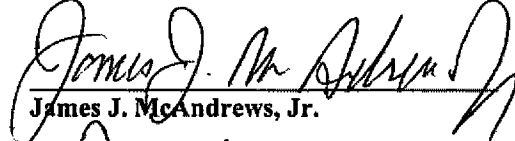
Witness Name: Sarah Barnhart
Address: 979 Beachland Boulevard
Vero Beach, FL 32963

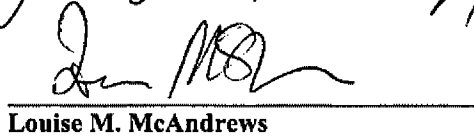


Witness Name: Alaina D. Cavill
Address: 979 Beachland Boulevard
Vero Beach, FL 32963


James J. McAndrews, Jr.


Louise M. McAndrews


James J. McAndrews, Jr.

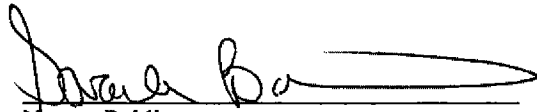

Louise M. McAndrews

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of and subscribed before me by means of physical presence or online notarization, this 19th day of July 2024, by James J. McAndrews, Jr. and Louise M. McAndrews who is/are personally known or who has/have produced a driver's license as identification.

[Notary Seal]




Notary Public
Printed Name: Sarah Barnhart

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:

James J. McAndrews, Jr. joined by Louise M. McAndrews, his wife, as to a one-half (1/2) undivided interest and Louise M. McAndrews, joined by James J. McAndrews, Jr., her husband, as to one-half (1/2) undivided interest

This is being sold by said owner to:

Louise M. McAndrews, Trustee of the Louise McClain McAndrews Trust dated November 8, 2002, as amended and restated

Plat 2, Lot 197 – 241 Island Creek Drive

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

25th 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 25th day of July, 2024.

Lori McCloud
Notary Public, State of Florida at Large

My Commission expires:



(CORPORATE SEAL)

(Notary Seal)