

Prepared by and return to:

May Lee

Paralegal

Barry G. Segal, P.A.

3096 Cardinal Drive Suite 2C

Vero Beach, FL 32963

772-567-5552

File Number: 24-401

Will Call No.: Box 92

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 6th day of September, 2024 between Janet MacLean Jansen, individually and as Trustee(s) of the Janet MacLean Jansen Revocable Trust dated July 15, 2017, and any amendments thereto whose post office address is 8360 Sego Lane, Indian River Shores, FL 32963, grantor, and Jane A. McCarty, a single woman whose post office address is 8880 N Sea Oaks Way, #102, Vero Beach, FL 32963, 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:

Unit No. 102 of Sea Oaks VII, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 796, Page 873, and all exhibits and amendments thereof, Public Records of Indian River County, Florida.

Parcel Identification Number: 31-39-25-00003-0000-00102/0

Subject to taxes for 2024 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 8360 Sego Lane, Indian River Shores, Florida.

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:

Ke'Yona Crosby

Witness Name: Ke'Yona Crosby

Witness Address : P.O. Box 3204, Hampton, VA 23663

Barry Segal

Witness Name: Barry Segal

Witness Address : 3096 Cardinal Drive, Suite 2C, Vero Beach, FL 32963

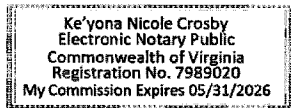
Janet MacLean Jansen

Janet MacLean Jansen, individually and as Trustee

State of Virginia
County of Virginia Beach City

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4th day of September, 2024 by Janet MacLean Jansen, individually and as Trustee, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Ke'Yona Nicole Crosby

Notary Public

Printed Name: Ke'Yona Nicole Crosby

My Commission Expires: May 31, 2026

My Commission Number: 7989020

Remotely notarized online using two-way audio-video communication.

APPROVAL OF SALE
AND
WAIVER OF RIGHT OF FIRST REFUSAL

BE IT HEREBY KNOWN, that SEA OAKS VII CONDOMINIUM ASSOCIATION, INC., pursuant to Section 20, Sale, Rental, Lease or Transfer of the Declaration of Covenants, Conditions and Restrictions for the Sea Oaks VII recorded in Official Records Book 0796, page 0873, of the Public Records of Indian River County, Florida, hereby and herewith approves the conveyance referenced herein and waives and relinquishes its right of first refusal to purchase the following described property:

SEA OAKS VII UNIT 102 OR BK 796 PP 873

Owned by Janet MacLean Jansen as Trustee of the Janet MacLean Jansen Revocable Trust dated July 15, 2017, and any amendments thereto and which is being sold to Jane McCarty, sole owner. This waiver is for the sole purpose of authorizing the conveyance referenced herein and waiving and relinquishing the Association's right of first refusal in connection with the above-described 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 purchase take title to the same.

IN WITNESS WHEREOF, SEA OAKS VII CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION has caused these presents to be executed in its name this 15 day of August, 20 24.

SEA OAKS VII CONDOMINIUM ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION

By: John J. Manna, Jr.

Printed Name: John Manna
Its: President

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of () physical presence or (X) online notarization this 15 day of August 20 24 by John Manna as President of SEA OAKS VII CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, who is (X) personally known to me or () who produced _____ as identification.

Sara M. Hoopes
Printed Name:

Notary Public, State of Florida
My Commission Expires: _____
Commission No.: _____

