

Prepared by and return to:

May Lee

Paralegal

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File Number: 25-508

Will Call No.: Box 92

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## Warranty Deed

**This Warranty Deed** made this 27th day of March, 2025 between Pumpelly Capital Investments, Inc., a Virginia corporation whose post office address is 8214 Lazy Point Lane, Mason Neck, VA 22079, grantor, and Richard Morey and Pamela Keen, husband and wife whose post office address is P.O. Box 1865, Amagansett, NY 11930, 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. 207 of The Victoria, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 650, Page 2770, and all exhibits and amendments thereof, Public Records of Indian River County, Florida.**

**Parcel Identification Number: 32-40-19-00023-0000-00207/0**

**Subject to taxes for 2025 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

**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, 2024**.

**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:

Pumpelly Capital Investments, Inc., a Virginia corporation

By: [Signature]  
Thomas Pumpelly, President

Witness Name: ANGEL E. MATOS  
Witness Address: 4820 Pearson Dr.  
Woodbridge VA 22193

Witness Name: Jenny Matos  
Witness Address: 4820 Pearson Dr.  
Woodbridge VA 22193

(Corporate Seal)

State of ~~Florida~~ Virginia  
County of ~~Indian River~~ Fairfax  
SM

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 26 day of March, 2025 by Thomas Pumpelly, President of Pumpelly Capital Investments, Inc., a Virginia corporation, on behalf of the corporation. He  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]



[Signature]  
Notary Public

Printed Name: Jenny Matos

My Commission Expires: 3-31-25

**RESOLUTION**

IN THE MATTER OF:

**PUMPELLY CAPITAL INVESTMENT, INC.**

(the "Company")  
8214 Lazy Point Lane  
Mason Neck, VA 22079

Date of Incorporation:	December 22, 1987
President:	Thomas Pumpelly
Vice President:	Spencer Pumpelly
Vice President:	Stuart Pumpelly

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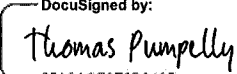


Since there has been presented to and discussed at this meeting a form of agreement of purchase and sale of certain property of the Company is to be sold, conveyed, and transferred to Richard Morey and Pamela Keen (Buyer), on the general terms and conditions as set forth in that certain contract between the Company and Buyer; and

Since the board of directors of this corporation deems it to be for the best interests of this corporation to sell the property described in Exhibit "A" as stated in the form of agreement of purchase and sale, a true copy of the form of which is to be inserted in the minute books of this corporation immediately following the minutes of this meeting, it is hereby recommended to the shareholders of the Company that the transaction be consummated;

It is resolved that this corporation in its usual and regular course of business and in compliance with the articles of incorporation to sell, convey, assign, set over, transfer, and deliver to Buyer, the property herein described, pursuant to the terms and provisions of, and for the consideration provided in the agreement of purchase and sale which has been presented to and discussed at this meeting; and

Resolved further that Thomas Pumpelly, the President, is authorized, empowered, and directed to execute and deliver, on behalf of this corporation, the contract of sale of the property described herein, on behalf of this corporation, to execute and deliver, on consummation of the sale, all the deeds, bills of sale, assignments, and other instruments of transfer, and do all other things, on behalf of this corporation, convenient or necessary to carry out the contract of sale and to execute any and all documents, on behalf of this corporation, to that end.

Dated: This 25<sup>th</sup> day of March, 2025

By:  DocuSigned by:  
Thomas Pumpelly, President  
By:  Signed by:  
Spencer Pumpelly, Vice President  
By:  DocuSigned by:  
Stuart Pumpelly, Vice Preseident

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Exhibit "A"

Unit No. 207 of The Victoria, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 650, Page 2770, and all exhibits and amendments thereof, Public Records of Indian River County, Florida..