

Prepared by and return to:

Jaylee Porcelli
Premier Title Partners of Florida, LLC
3885 20th Street, Suite 202, Vero Beach, FL 32960
(772) 206-4601
File No PREMVB25-185W

Parcel Identification No 31392500009002000408.0

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 15th day of April, 2025 between **Doris H. Brown, an unmarried widow**, whose post office address is **4919 Wolf Road, Erie, PA 16505**, of the County of Erie, Commonwealth of Pennsylvania, Grantor, to **Jeffrey P. Bates and Sherry D. Bates, husband and wife**, whose post office address is **200 Ennismore Lane, Brentwood, TN 37027**, of the County of Williamson, State of Tennessee, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Indian River, Florida, to-wit:

Unit 408, Dune House Residences at Sea Oaks, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1903, Page 1079, and all amendments thereto, of the Public Records of Indian River County, Florida, together with an undivided interest in the common elements appurtenant thereto.

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

Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

Jaylee M Porcelli
WITNESS
Jaylee M Porcelli
Printed Name of First Witness
Address:
815 Beachland Blvd
Vero Beach FL 32963

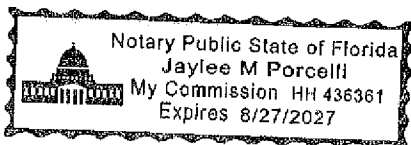
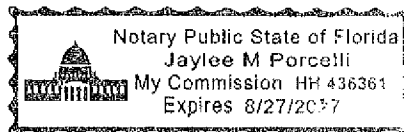
Doris H Brown by Scott Brown her Attorney In Fact
Doris H. Brown by Scott Brown, her Attorney-In-Fact

Mansbeth Romero
WITNESS
Mansbeth Romero
Printed Name of Second Witness
Address:
1701 Hwy A1A
Vero Beach, FL 32969

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization, this 15th day of April, 2025, by Scott Brown, as Attorney-In-Fact for Doris H. Brown, who is/are personally known to me or () who has/have produced Valid Driver's License as identification.

Jaylee M Porcelli
Signature of Notary Public
Jaylee M Porcelli
Print, Type/Stamp Name of Notary



WAIVER OF RIGHT OF FIRST REFUSAL

BE IT HEREBY KNOWN, that DUNE HOUSE RESIDENCES AT SEA OAKS, A CONDOMINIUM ASSOCIATION INC., pursuant to Section 14, Right of First Refusal, of the Declaration of Condominium for Dune House Residences at Sea Oaks recorded in Official Records Book 1903, page 1079, of the Public Records of Indian River County, Florida, hereby and herewith authorizes the conveyance referenced herein and waives and relinquishes its right of first refusal to purchase the following described property:

DUNE HOUSE RESIDENCES AT SEA OAKS PH 2 BLDG 2A UNIT 408 OR BK 1903 PG 1079

Owned by Carl R. Brown & Doris H. Brown and which is being sold to Jeffrey P. and Sherry D. Bates. 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, DUNE HOUSE RESIDENCES AT SEA OAKS, A CONDOMINIUM ASSOCIATION INC., has caused these presents to be executed in its name this 17 day of April, 2025.

DUNE HOUSE RESIDENCES AT SEA OAKS, A
CONDOMINIUM ASSOCIATION, INC. A
FLORIDA NOT-FOR-PROFIT CORPORATION

By: *William Berls*

Printed Name: William Berls
Its: President

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 17 day of April, 2025 by William Berls as President of DUNE HOUSE RESIDENCES AT SEA OAKS, A CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, who is (X) personally known to me or () who produced _____ as identification.

Sara Hoopes
Printed Name:
Notary Public, State of Florida
My Commission Expires:
Commission No.:

