

**Prepared by and return to:**

Block & Scarpa  
601 21<sup>st</sup> Street, Suite 401  
Vero Beach, Florida 32960  
772-794-1918  
File Number: 9472.000004

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 8th day of May, 2025 between **Jeffrey J. Kennis and Ann K. Kennis, husband and wife** whose post office address is **70 White Orchid Way, Indian River Shores, FL 32963**, grantor, and **Wendy Kyle Eldridge, Trustee of the Wendy Kyle Eldridge Revocable Trust U/A dated February 27, 2003, as amended** whose post office address is **7800 North River Road, Milwaukee, WI 53217**, 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, situated, lying and being in Indian River County, Florida to-wit:

Lot 10, Block H, Courtyard Homes Neighborhood, Palm Island Plantation P.R.D. - Plat 5, according to the map or plat thereof as recorded in Plat Book 29, Page 63, Public Records of Indian River County, Florida.

Parcel Number: 31-39-36-00041-0000-00006.0

**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:

Stone

Witness

Printed Name: **Carol L. Stone**

P.O. Address: 601 21st Street, Ste 401  
Vero Beach, FL 32960

Jeffrey J. Kennis  
Jeffrey J. Kennis

Kindsey McGee

Witness

Printed Name: **Kindsey McGee**

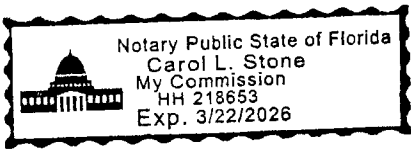
P.O. Address: 601 21st St, Suite 401  
Vero Beach, FL 32960

Ann K. Kennis  
Ann K. Kennis

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 6th day of May, 2025 by Jeffrey J. Kennis and Ann K. Kennis who  are personally known or  have produced drivers' licenses as identification.

[Seal]



Stone  
Notary Public **Carol L. Stone**  
Print Name: \_\_\_\_\_  
My Commission Expires: 3/22/26

**CONSENT AND WAIVER OF RIGHT OF FIRST REFUSAL  
OF  
PALM ISLAND PLANTATION**

In accordance with Article 16, Section 1 of the Declaration of Covenants, Conditions, and Restrictions for Palm Island Plantation as recorded in Official Records Book 1477, Page 0134, Public Records of Indian River County, Florida, the Board of Directors of Palm Island Plantation hereby certifies to receipt of the notice required by this section and consents to the sale of the following-described real property from:

Name Jeffrey J. and Ann K. Kennis  
Address 70 White Orchid Way  
Vero Beach, FL 32963

And which is being transferred to:

Name Wendy Kyle Eldridge, as Trustee of the Wendy Eldridge Revocable Trust  
U/A dated February 27, 2023  
Address 261 Lady Palm Lane  
Vero Beach, FL 32963  
Tel. No. 1-414-698-9393

By execution hereof, the Association further waives its right of first refusal in accordance with said Declaration.

**IN WITNESS WHEREOF**, the undersigned subscriber of this document has set his hand and seal as of the 23 day of April, 2023

(Corporate Seal)

PALM ISLAND PLANTATION  
Board of Director

By: [Signature]  
*3, Director  
P.I.P. B.O.D.*

**STATE OF FLORIDA  
COUNTY OF  
INDIAN RIVER**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 23 day of April, 2023 by Lee Reeh, the Manager for Palm Island Community Association, Inc., who is ~~personally known to me~~ or who has produced \_\_\_\_\_ as identification.

[Notary Seal]

[Signature]  
Notary Public  
Printed: Julie Barrett Gerber  
My Commission Expires: 9/28/26

