

**Prepared By/Return to:**

John J. Campione, Esq.  
Campione, Campione & Leonard, P.A.  
4445 Hwy. A1A, Ste. 110  
Vero Beach, Florida 32963  
File No.: 25-142.v

Parcel ID #: 32-39-23-00020-0000-00104/0

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## **Warranty Deed**

**This Warranty Deed** made this 2nd day of June, 2025, between **Sally J. McLaughlin and Nancy Whelan, individually and as Co-Trustees of the Vivienne S. Lewis Family Trust ("Grantor")**, whose address is 360 Old Salt Road, Mattituck, NY 11952, and **Meredith A. Blake, as Trustee of the Meredith A. Blake Family Trust dated January 10, 2000, and any amendments thereto ("Grantee")**, whose address is 1520 Oak Harbor Boulevard, #104, Vero Beach, FL 32967.

For and in consideration of the sum of Ten & 00/100's Dollars (\$10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, Grantor has granted, bargained and sold to Grantee and Grantee's heirs forever that certain land located in Indian River County, Florida, further described as follows and incorporated by reference and made a part hereof (the "Property"):

**Unit No. 104 of Mayfair House at Oak Harbor Condominium, a Condominium, according to The Declaration of Condominium recorded in O. R. Book 1381, Page 1027, and all exhibits and amendments thereof, Public Records of Indian River County, Florida.**

Together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereto appertaining.

Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. \*Singular and plural are interchangeable as context requires.

**Neither Grantor nor anyone dependent on Grantor resides on the property described above or property adjoining to the property described above, and the property does not constitute the homestead of Grantor within the meaning of Article X of the Florida Constitution.**

**This deed hereby confers on the Grantee/Trustee the power and authority to either protect, conserve and to sell, or to lease, or to mortgage, or to encumber, or otherwise to manage and dispose of the real property described herein in accordance with Section 689.073, Florida Statutes. A duly appointed Successor Trustee shall have the same aforementioned powers.**


**Subject to taxes for the year 2025 and subsequent years and easements and restrictions of record, if any; however, this reference shall not serve to reimpose same.**

**Warranty Deed  
Page Two**

**In Witness Whereof**, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered  
in the presence of:

Valerie Sawicki-Bellomo  
1st Witness Name: Valerie Bellomo  
Witness Address: 76 Bayberry Ave  
Garden City, NY 11530

  
Sally J. McLaughlin, individually and  
as Co-Trustee of the Vivienne S.  
Lewis Family Trust


Margaret Zulkofske  
2nd Witness Name: Margaret Zulkofske  
Witness Address: 60 74 St  
Garden City, NY

State of New York  
County of Nassau

The foregoing instrument was acknowledged before me by means of X physical appearance, or \_\_\_\_\_ online notarization, this 29 day of May, 2025, by Sally J. McLaughlin, individually and as Co-Trustee of the Vivienne S. Lewis Family Trust, \_\_\_\_\_ who is personally known to me or X who has produced NYS DMV as identification.  
Driver's License

(Notary Seal or Stamp)

MARGARET ZULKOSKE  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01ZU6281421  
Qualified in Nassau County  
My Commission Expires May 13, 2029

  
Notary Public Margaret Zulkofske  
My Commission Expires: 13 May 2029

**Warranty Deed  
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In Witness Whereof, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered  
in the presence of:

Kathleen M. Mahoney  
1st Witness Name: Kathleen Mahoney  
Witness Address: 800 C.J.C. Hwy.  
Cohasset Ma. 02025

Nancy Whelan  
Nancy Whelan, individually and  
as Co-Trustee of the Vivienne S.  
Lewis Family Trust

Gail Black  
2nd Witness Name: GAIL BLACK  
Witness Address: 800 Chief Justice Cushing Hwy  
Cohasset, MA 02025

State of Massachusetts  
County of Norfolk

The foregoing instrument was acknowledged before me by means of  X  physical appearance, or \_\_\_\_\_ online notarization, this  28<sup>th</sup>  day of May, 2025, by Nancy Whelan, individually and as Co-Trustee of the Vivienne S. Lewis Family Trust, \_\_\_\_\_ who is personally known to me or  ✓  who has produced  Florida License  as identification.

(Notary Seal or Stamp)  
**KATHLEEN M. MAHONEY**  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
January 20, 2028

Kathleen M. Mahoney  
Notary Public  
My Commission Expires:  
January - 20, 2028

# Mayfair House at Oak Harbor Condominium Association, Inc.

c/o A.R. Choice Management, Inc.

100 Vista Royale Boulevard ~ Vero Beach, FL 32962

Phone (772) 907- 5082 ~ Fax (772) 567-2551

Melissa@ARChoice.com

## Certificate of Approval

RE: Seller/Grantor – Sally McLaughlin Trust

Buyer/Grantee – Meredith Blake Trustee of Meredith Blake Family Trust

Property – 1520 Oak Harbor Blvd. Unit 104

The Board of Directors of Mayfair House at Oak Harbor Condominium Association, Inc. on behalf of the Association, does hereby waive any right of first refusal and consents to the conveyance of the property described herein to the Grantee named herein.

Dated this 7<sup>th</sup> day of May, 2025

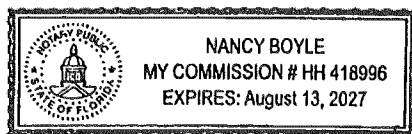
Mayfair House at Oak Harbor  
Condominium Association, Inc.

By Deanna Brown

Managing Agent

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of May, 2025 by Deanna Brown. Who is personally known to me or has presented proof that he/she is Managing Agent of Mayfair House at Oak Harbor Condominium Association, Inc., a Florida not-for-profit corporation, pursuant to the authority duly vested in him/her, on behalf of said corporation.



Notary public, State of Florida

Nancy Boyle

My Commission expires: 8/13/27



**CERTIFICATE OF APPROVAL OF PURCHASER**

THIS IS TO CERTIFY that, Meredith A. Blake, Trustee of the Meredith A. Blake Family Trust is/are approved by the OAK HARBOR PROPERTY OWNERS ASSOCIATION, INC., as the purchasers of the following described property in Indian River County, Florida:

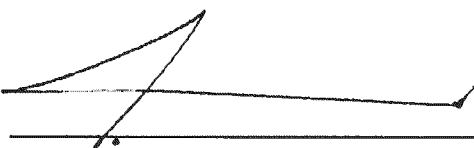
Parcel Number 32-39-2300020000000104.0  
Unit No. 104 of Mayfair House at Oak Harbor Condominium, O.R. Book 1381, Page 1027  
1520 Oak Harbor Boulevard #104, Vero Beach, FL 32967

Such approval has been given pursuant to the provisions of the Declaration of Covenants, Restrictions and Easements for Oak Harbor, recorded in Official Records Book, at Page, of the Public Records of Indian River County, Florida.

The approval herein granted shall not be construed in any way to be a waiver of right to approve or disapprove any subsequent purchaser of the premises.

Dated this 23 day of February, 2025.

OAK HARBOR PROPERTY OWNERS  
ASSOCIATION, INC.

By: 

STATE OF FLORIDA                    )  
  ) ss.  
COUNTY OF Indian River        )

The foregoing instrument was acknowledged before me this 23 day of, February, 2025, by Art Spillios of the Oak Harbor Property Owners Association, Inc. The above-mentioned individual is personally known to me.

  
\_\_\_\_\_

NOTARY PUBLIC – STATE OF FLORIDA  
Commission Number:  
My commission expires:

