

Return to: (enclosed self addressed stamped envelope)

WARRANTY DEED
INDIVID. TO INDIVID.

Name: Stewart Title of Indian River
2009-5-32

Address: 333 17th St.
Vero Beach, FL 32960

This Instrument Prepared by: STEWART TITLE OF INDIAN RIVER
COUNTY

Address: 333 17th St.
Vero Beach, FL 32960

Property Appraisers Parcel Identification (Folio) Number(s):
33-40-30-00008-0080-00383/0

Grantee(s) S.S.#(s):

Rec: 10.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 29th day of June, 2009 A.D. by MARGARET FALLON hereinafter called the grantor, to JOHN J. DOLAN JR. and NANCY A. DOLAN, his wife whose post office address is 7 Jones Dr., Highland Mills, NY 10930 hereinafter called the grantee:

(Wherever 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)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in INDIAN RIVER County, State of Florida, viz:

UNIT 383, BUILDING 8 OF GROVE ISLE AT VERO BEACH, PHASE 13, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF, RECORDED IN OFFICIAL RECORD BOOK 723, PAGE 711, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, AS AMENDED. TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS DECLARED IN SAID DECLARATION TO BE APPURTENANT TO THE ABOVE DESCRIBED DWELLING UNIT.

GRANTOR HEREIN CERTIFIES THAT SUBJECT PROPERTY IS NOT HER HOMESTEAD PROPERTY.

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2009 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

Together, with all the tenements, hereditament 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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in the presence of:

[Signature]
Witness

Margaret Fallon
MARGARET FALLON

41 ABERGELE COURT
TOMS RIVER, NJ 08757

Jenise Moran
Print Name:

[Signature]
Witness:

P.O. Address

Patricia Bottorff
Print Name:

Signature

Signature

P.O. Address

P.O. Address

STATE OF New Jersey
COUNTY OF Ocean

The foregoing instrument was acknowledged before me this 29th DAY OF June, 2009 by MARGARET FALLON who produced Soc. Sec. Card as identification and who DID NOT take an oath.

Notary Public, State and County Aforesaid

Gregory Miceli
Notary Signature

Gregory Miceli
Printed Notary Signature

My Commission Expires:

