

② 18.50
2205.00

This document prepared by and return to:

Darlene K. Larabell-Pegg, CLC, President
Elite Title of the Treasure Coast
3055 Cardinal Drive, Suite 105
Vero Beach, Florida 32963

Parcel ID Number: 32-40-32-00019-0010-00040.4

Warranty Deed

This Indenture, Made this 14th day of December, 2009 A.D., Between Catherine J. Woods, an unmarried adult,

of the County of Indian River, State of Florida, grantor, and Thomas M. Cullen, Trustee, of The Ruby Real Estate Trust dated December 10, 2009*** whose address is: 3554 Ocean Drive, Unit 404-N, Vero Beach, FL 32963

of the County of Indian River, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Indian River State of Florida to wit: Condominium Unit No. 404, of THE VILLAGE SPIRES NORTH CONDOMINIUM, according to the Declaration of Condominium thereof, recorded in Official Records Book 421, Page 78, of the Public Records of Indian River County, Florida, and any amendments thereto, together with its undivided share in the common elements.

TOGETHER with all of its appurtenances, according to said Declaration of Condominium; and together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described property and therefore expresses no opinion as to condition of title.

*** The Grantee is specifically conferred the power and authority (either) to protect and conserve, to sell and convey, to lease, to encumber or otherwise to manage and dispose of the real property described above and all other powers and authority granted under Chapter 689.071 Florida Statutes.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

MAC THOMPSON
Printed Name: MAC THOMPSON
Witness

CATHERINE J. WOODS (Seal)
Catherine J. Woods
P.O. Address: 349 Joy Haven Drive, Sebastian, FL 32958

DARLENE K. PEGG
Printed Name: DARLENE K. PEGG
Witness

STATE OF Florida
COUNTY OF Indian River

The foregoing instrument was acknowledged before me this 14th day of December, 2009 by Catherine J. Woods

she is personally known to me or she has produced her driver's license as identification.

DARLENE K. PEGG
Printed Name: DARLENE K. PEGG
Notary Public
My Commission Expires: APRIL 14, 2013
Bondered Thru Troy Fain Insurance 800-385-7019

The Village Spires Condominium Association

c/o Elliott Merrill Management Company
835 20th Place
Vero Beach, FL 32960

WAIVER OF FIRST REFUSAL AND CERTIFICATE OF APPROVAL

In compliance with the requirements of the Declaration of Covenants and Restrictions for The Village Spires Condominium Association, I hereby waive my right of first refusal and approve the sale of the below referenced property in the Village Spires.

Property Address: 3554 Ocean Drive, Unit 404 N

Name of Current Owner Catherine J. Woods

Name of Intended Purchaser: Thomas M. Cullen, Trustee, Ruby Real Estate Trust, dated December 10, 2009.

The Village Spires

Aven L. Puderer
Witness

Aven L. Puderer
Print Name

BY:

[Signature]
Signature

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this date, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Jim Gosselin, well known to me to be the Treasurer of the Board of Directors of The Village Spires named in the foregoing instrument, and that he acknowledged executing the same freely and voluntarily under authority duly vested in him by said corporation.

WITNESS my hand and official seal in the State and County aforesaid this 11th day of December, 2009.

SEAL

[Signature]
Notary Public, State of Florida at Large.

NOTARY PUBLIC-STATE OF FLORIDA
Caryn H. Eichelberger
Commission # DD791201
Expires: JULY 06, 2012
BONDED THRU ATLANTIC BONDING CO., INC.