

Return to: (enclosed self addressed stamped envelope)

Name: Stewart Title of Indian River
2010-2-1

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):
33-40-19-00003-0400-00107/0

Grantee(s) S.S.#(s):
Rec: 20.50
D.S.: 479.50

SPACE ABOVE THIS LINE FOR PROCESSING DATA

**WARRANTY DEED
INDIVID. TO INDIVID.**

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 19th day of February A.D. 2010 by **MARK CASTER AND PATRICIA CASTER**, his wife hereinafter called the grantor, to **LOUISE LEMIEUX AND ROLAND LEMIEUX AND PATRICIA LEMIEUX AND STEPHANE LEMIEUX**, as joint tenants with full rights of survivorship and not as tenants in common whose post office address is 5 CHEMIN ILES BOISBRIAND, QUEBEC, CANADA J7G-3K2, 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:

APARTMENT NO. 107 OF CONDOMINIUM APARTMENT BUILDING NO. 40 OF VISTA ROYALE PHASE 2, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORD BOOK 560, PAGE 286, OF THE 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.

*Certificate of Approval attached hereto and made a part thereof.

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2010 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:

Carol McAdams

Witness

Carol McAdams

Print Name:

Betsy Barberio

Witness:

Betsy Barberio

Print Name:

Signature

P.O. Address

Mark Caster

MARK CASTER

P.O. Address: 830 13TH STREET SW
VERO BEACH, FL 32962

Patricia Caster

PATRICIA CASTER

P.O. Address same

Signature

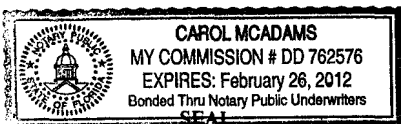
P.O. Address

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 19th day of February, 2010 by MARK CASTER AND PATRICIA CASTER, his wife who produced Dr. License as identification and who DID NOT take an oath.

Notary Public, State and County Aforesaid



Carol McAdams

Notary Signature

Carol McAdams

Printed Notary Signature

My Commission Expires:



CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT ROLAND LEMIEUX, LOUISE LEMIEUX, PATRICIA LEMIEUX AND STEPHANE LEMIEUX HAS/HAVE BEEN APPROVED BY THE VISTA ROYALE ASSOCIATION, INC. AS THE PURCHASER/S OF THE FOLLOWING DESCRIBED PROPERTY IN INDIAN RIVER COUNTY:

APARTMENT NO. 107 OF VISTA ROYALE APARTMENT BUILDING 40 A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, DATED 11/23/1977 AND RECORDED 11/28/1977 IN OFFICIAL RECORD BOOK 560 PAGES 286 OF PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

SUCH APPROVAL HAS BEEN GIVEN PURSUANT TO THE PROVISIONS OF SECTION 15.2 OF THE DECLARATION OF CONDOMINIUM OF SUCH CONDOMINIUM DATED THIS 8TH DAY OF FEBRUARY 2010

VISTA ROYALE ASSOCIATION, INC.

BY: Joan Jarsulic
PRESIDENT

ATTEST: Kenneth M. Hill
SECRETARY

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8TH DAY OF FEBRUARY 2010 BY JOAN JARSULIC AND KENNETH HILL OF VISTA ROYALE ASSOCIATION, INC., A NOT FOR PROFIT CORPORATION ON BEHALF OF THE CORPORATION. HE/SHE IS PERSONALLY KNOWN TO ME.

Vickie L. Fortunato
VICKIE L. FORTUNATO
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO.: DD852152
MY COMMISSION EXPIRES: 5/30/2013

