

Prepared by and return to:

Rebecca F Emmons

Attorney at Law

Stewart, Evans, Stewart & Emmons, PA

P. O. Box 3345

Vero Beach, FL 32964-3345

772-231-3500

File Number: 13732

Will Call No.: 80

Deed: \$ 18.50

Doc Stamps: \$5,628.00

Total: \$5,646.50

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Warranty Deed

This Warranty Deed made this **30th** day of **April, 2010** between **Thomas Balshi and Joanne Balshi, husband and wife** whose post office address is **467 Pennsylvania Ave. Suite 201, Fort Washington, PA 19034**, grantor, and **George J. Katilus, III and Christine D. Katilus, husband and wife** whose post office address is **4635 Pebble Bay South, Vero Beach, FL 32963**, 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, situate, lying and being in **Indian River County, Florida** to-wit:

Unit No. 2 East, Phase III of Royal Pointe of Vero Beach, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 1879, Page 270, as amended to add Phase III in O.R. Book 1949, Page 2464, and all exhibits and amendments thereof, Public Records of Indian River County, Florida.

Parcel Identification Number: 324031000170003000002.0

Subject to easements, reservations, restrictions and right-of-way of record, and taxes accruing subsequent to December 31, 2009.

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, 2009**.

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:

Jessica Lumley
Witness Name: Jessica Lumley

Thomas Balshi by Joanne Balshi (Seal)
Thomas Balshi, by Joanne Balshi his attorney-in-fact his attorney-in-fact

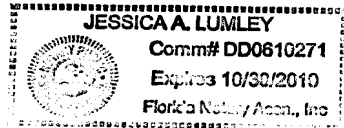
Rebecca F. Emmons
Witness Name: Rebecca F. Emmons

Joanne Balshi (Seal)
Joanne Balshi

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 29th day of April, 2010 by Joanne Balshi, individually and as attorney in fact for Thomas Balshi, who ☐ are personally known to me or ☒ have produced a driver's license as identification.

[Notary Seal]



Jessica Lumley
Notary Public

Printed Name: Jessica A Lumley

My Commission Expires: October 30, 2010