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ISLAND TITLE AGENCY  
4733 Highway A1A, Suite 303  
Vero Beach, FL 32963

This Document Prepared By and Return to:  
Sharla L. Russell  
Island Title Agency, LLC  
4733 Highway A1A, Suite 303  
Vero Beach, FL 32963  
Phone 772-234-9533 Fax: 772-234-0696

10-4068

Parcel ID Number: 33-39-01-00062-0001-00106/0

# Warranty Deed

This Indenture, Made this 14th day of September, 2010 A.D., Between Richard R. Cobb

of the County of Indian River, State of Florida, grantor, and John T. Watson and Kathleen M. Watson, husband and wife

whose address is: 400 18th Street, Apt. I-4, Vero Beach, FL 32960

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

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 GRANTEES, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Indian River State of Florida to wit:

Unit 106 of Riverview Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 600, Page 2674, of the Public Records of Indian River County, Florida, and any amendments thereto, together with its undivided share in the common elements.

The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantor. The Grantor's HOMESTEAD address is 1518 Wyn Cove Drive, Vero Beach, FL 32963.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to December 31, 2009.

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:

*[Signature]*  
Printed Name: SHARLA L. RUSSELL  
Witness

*[Signature]* (Seal)  
Richard R. Cobb  
P.O. Address: 1518 Wyn Cove Drive, Vero Beach, FL 32963

*[Signature]*  
Printed Name: MEREDITH A. JESSIER  
Witness

STATE OF Florida  
COUNTY OF Indian River

The foregoing instrument was acknowledged before me this 14th day of September, 2010 by Richard R. Cobb

he is personally known to me or he has produced his Florida driver's license as identification.



*[Signature]*  
Printed Name: SHARLA L. RUSSELL  
Notary Public  
My Commission Expires: 2/20/12

CERTIFICATE OF APPROVAL

KNOW ALL BY THESE PRESENTS, that, The Riverview Condominium, Inc., a Florida corporation, hereby approves the ownership of the following described property by:

John T. and Kathleen M. Watson  
(Applicant)

to-wit:

Unit 106 of RIVERVIEW CONDOMINIUM, according to the Declaration of Condominium recorded in Official Records Book 600, Page 2674 of the Public Records of Indian River County, Florida, including all common elements and limited common elements appurtenant to said unit 106, according to the terms of the Declaration of Condominium; TOGETHER with the exclusive use of parking space No. 19. Subject, however, to all of the provisions of the Declaration of Condominium, and grantee assumes and agrees to observe and to perform all the obligations under the Declaration, including but not limited to the payment of assessments for the maintenance and operation of the unit and condominium.

IN WITNESS WHEREOF, Riverview Condominium Association of Vero Beach has caused this Certificate to be executed by its duly authorized officers this 28<sup>th</sup> day of August, 2010.

George Tracy  
(President)

Norbert Stege  
(Secretary)

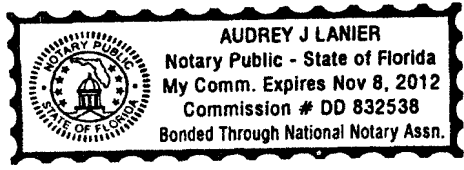
(corporate seal)



STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

Before me personally appeared George Tracy and Norbert Stege to me well known to be the individuals described by presenting Florida drivers licenses, and who executed the foregoing instrument as such President and Secretary respectively of said association, and that the seal affixed to the foregoing instrument is the corporate seal of said association and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said association.

WITNESS my hand and official seal this 30<sup>th</sup> day of AUGUST, 2010.



Audrey J Lanier  
Notary Public

My commission expires: 11-08-2012

WAIVER OF RIGHT OF FIRST REFUSAL

Pertaining to Unit # 106

The undersigned hereby waives the Right of First Refusal set forth in Paragraph 26, Sales and Leasing of Units, Right of First Refusal in Association, Exceptions, of the Declaration of Condominium Establishing Riverview Condominium dated April 9, 1980, and recorded in O.R. Book 600, Page 2676, Public Records of Indian River County, Florida. In witness whereof, THE RIVERVIEW CONDOMINIUM ASS'N has caused this Waiver to be executed by its duly authorized officers this 28<sup>th</sup> day of August, 2010.

THE RIVERVIEW CONDOMINIUM, INC.

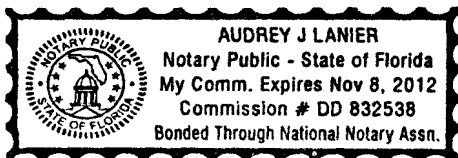
by: [Signature]  
(President)  
Attest: [Signature]  
(Secretary)



STATE OF FLORIDA

COUNTY OF INDIAN RIVER

I hereby certify that before me, personally appeared George Tracy and Norbert Stege, to me known to be the individuals described in and who executed the foregoing instrument as President and Secretary of the above-named THE RIVERVIEW CONDOMINIUM, INC., and they acknowledged to and before me that they executed such instrument as President and Secretary, respectively of said association, and that the seal affixed to the foregoing instrument is the corporate seal of said association and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said association. Said individuals produced their Florida Driver's licenses as identification and did not take an oath.



[Signature]  
(Notary Public, State of Florida)  
My commission Expires: 11-08-2012