

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

Recording 35.50 + Extra Names  
Doc Stamps 280.00 \$4.00  
Intangible Tax  
Misc. PP 40,000

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

# 11-4179

Parcel ID Number: 33-39-01-00062-0001-00207/0

# Warranty Deed

This Indenture, Made this 7<sup>th</sup> day of February, 2011 A.D., Between Charlene Louise Hall and Patricia Ann Malino, a/k/a Patricia Ann Molina as Co-Personal Representatives of the Estate of Mary Jane O'Connell and Charlene Louise Hall Individually and Patricia Ann Malino, a/k/a Patricia Ann Molina, Individually of the County of Palm Beach, State of Florida, grantor, and Terry P. Trost and Vickie L. Trost, husband and wife

whose address is: 215 Brown Road, Orion, MI 48359

of the County of Oakland, State of Michigan, 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 207, 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. TOGETHER WITH the exclusive use of parking space No. 23. The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantor, nor the homestead of any member of Grantor's family. Further, Grantor does not reside on the above described property nor on any property adjacent or contiguous thereto.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to December 31, 2010.

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 its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Printed Name: Glenn Laurer  
Witness

[Signature]  
Printed Name: Pam Mozisk  
Witness

The Estate of Mary Jane O'Connell  
By: Charlene Louise Hall (Seal)  
Charlene Louise Hall, Individually & Co-Personal Representative  
P.O. Address: 4587 Franwood Drive  
Delray Beach, FL 33445

STATE OF Florida  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of February, 2011 by Charlene Louise Hall, Individually and as Co-Personal Representative of the Estate of Mary Jane O'Connell she produced Personally Known as identification.

**BARBARA LIVINGSTON**  
Notary Public, State of Florida  
My Comm Expires July 06, 2014  
No. EE3986

[Signature]  
Printed Name: Barbara Livingston  
Notary Public  
My Commission Expires:

Warranty Deed - Page 2

In Witness Whereof, the grantor has hereunto set their hands and seals the day and year first above written.  
Signed, sealed and delivered in our presence:

The Estate of Mary Jane O'Connell

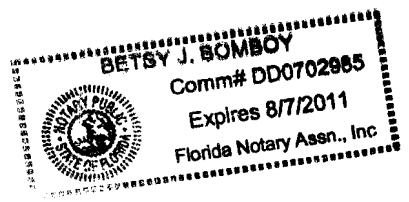
Betsy J. Bomboy  
Printed Name: BETSY J. BOMBOY  
Witness

BY: Patricia Ann Malino (Seal)  
Patricia Ann Malino, a/k/a  
Patricia Ann Molina,  
Individually & as  
Co-Personal Representative  
P.O. Address: 1341 N.W. 111<sup>th</sup> Court, Ocala, FL 34482

Candy Colp  
Printed Name: Candy COLP  
Witness

STATE OF Florida  
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 7 day of February, 2011 by  
Patricia Ann Malino, a/k/a Patricia Ann Molina, Individually and as Co-  
Personal Representative of the Estate of Mary Jane O'Connell, who is personally  
known to me or who has produced her FK Driver's License as identification.



Betsy J. Bomboy  
Printed Name: BETSY J. BOMBOY  
Notary Public  
My Commission Expires 8/7/11

WAIVER OF RIGHT OF FIRST REFUSAL

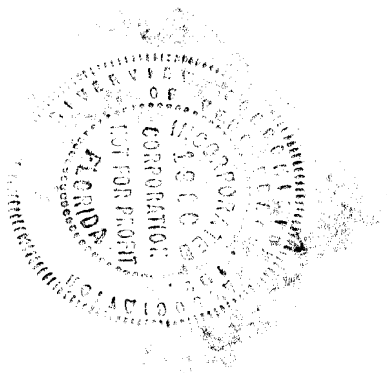
Pertaining to Unit # 207

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 13<sup>th</sup> day of January, 2011.

THE RIVERVIEW CONDOMINIUM, INC.

by: George E. Tracy  
(President)

Attest: Norbert Stege  
(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.



Briana Santana  
(Notary Public, State of Florida)

My commission Expires: April 6, 2013

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:

Terry Trost  
(Applicant)

to-wit:

Unit 207 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 207, according to the terms of the Declaration of Condominium; TOGETHER with the exclusive use of parking space No. 23. 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 13<sup>th</sup> day of January, 2011.

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 13<sup>th</sup> day of January, 2011.



Briana Santana  
Notary Public

My commission expires: April 6, 2013