

Record and return to preparer
of instrument:
Sandra G. Rennick, Attorney at Law
Gould Cooksey Fennell, P.A.
979 Beachland Boulevard
Vero Beach, FL 32963

Recording: \$ 18.50
Deed Stamps: \$2,625.00
Total: \$2,643.50

Property Appraiser's Identification No:
27-00008-0070-00702/0

WARRANTY DEED

THIS DEED Made the 5th day of August, 2011, by **BRIDGET M. PIETERSEN**, a single woman, with an address of 28 Westmere Avenue, Norwalk, Connecticut 06853, hereinafter called the GRANTOR, to **PHILLIP C. KANER, as Trustee of the Phillip C. Kaner Revocable Trust dated July 21, 2011**, whose address is 9125 S. W. 87th Avenue, Miami, Florida 33176, 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 Ten Dollars (\$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, Florida, viz:

Condominium Apartment 702-B, South Passage, according to the Declaration of Condominium thereof, recorded in Official Records Book 467, Page(s) 199, of the Public Records of Indian River County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Subject to easements, restrictions, reservations and rights of way of record.

TO HAVE AND TO HOLD, the same in fee simple forever.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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, 2010.

THE GRANTEE is specifically conferred the power and authority either to protect, conserve and to sell, or to lease, or 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.

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:

Ellen B. Bay
Witness Printed Name: Ellen B. Bay

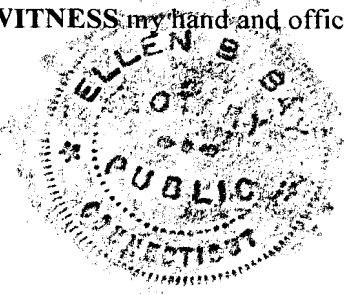
[Signature]
Witness Printed Name: Cathy Carbone

[Signature]
BRIDGET M. PIETERSEN

**STATE OF CONNECTICUT
COUNTY OF FAIRFIELD**

The foregoing instrument was acknowledged this 1 day of August, 2011, by BRIDGET M. PIETERSEN, who () is personally known to me or who has (✓) has produced her driver's license(s) as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 1 day of August, 2011.



Ellen B. Bay
Notary Public
Printed Name: Ellen B. Bay
Commission No.: _____
My Commission Expires: 12-31-11
(Notary Seal) **ELLEN B. BAY
NOTARY PUBLIC
MY COMMISSION EXPIRES DEC. 31, 2011**

SOUTH PASSAGE ASSOCIATION, INC.

CERTIFICATE OF APPROVAL

RE: Seller/Grantor - Bridget M. Pietersen
 Buyer/Grantee - Phillip Kaner
 Property - 702 SPYGLASS LANE

The Board of Directors of SOUTH PASSAGE ASSOCIATION, INC., on behalf of the Association, does hereby waive any right of first refusal and consents to the conveyance of the property described herein to the Grantee named herein.

Dated this 24th day of July, 2011

SOUTH PASSAGE ASSOCIATION, INC.

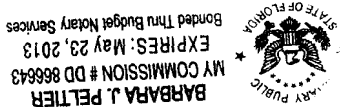
By Barbara P. Harveys

STATE OF FLORIDA
 COUNTY OF INDIAN RIVER:

The foregoing instrument was acknowledged before me this 24th day of July, 2011, by Barbara P. Harveys who is personally known to me, as Director of South Passage Association, Inc., a Florida not-for-profit corporation, pursuant to the authority duly vested in him, on behalf of said corporation.

Notary Public, State of Florida

(Notary Seal/Stamp)



Barbara J. Peltier

Print Name of Notary BARBARA J PELTIER

My Commission expires: 5-23-13

Commission No. DD 866643