

Prepared by and return to:

Richard B. Candler
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Vero Beach, FL 32963
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File Number: 5664-24945
Will Call No.: 59

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Warranty Deed

This Warranty Deed made this **23rd** day of **March, 2012** between **James A. Williams and Lynn Williams, husband and wife**, whose post office address is **725 Flamevine Lane, Vero Beach, FL 32963**, grantor, and **Virginia B. Castleman, an unmarried woman**, whose post office address is **600 Riomar Drive #8, 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:

Condominium Apartment No. 8, of BAYOU CONDOMINIUM APARTMENTS, according to the Declaration of Condominium dated August 27, 1969, recorded in Official Record Book 326, Page 143, of the Public Records of Indian River County, Florida, and any amendments thereto; together with an undivided one-eighteenth (1/18) interest in the common elements appurtenant thereto, together with the exclusive use of covered carport No. 7, a limited common element, according to said Declaration of Condominium (said Bayou Condominium Apartments being a part of Lots 27 and 28, Block 1, Riomar Subdivision, Plat No. 2, Plat Book 2, at Page 27, of the Public Records of Indian River County, Florida.)

Parcel Identification Number: 33-40-05-00007-0000-00008/0

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, 2011**.

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:

Kendahl B. Malys
Witness Name: Kendahl B. Malys

Katherine Stauch
Witness Name: Katherine Stauch

James A. Williams
James A. Williams

Lynn Williams
Lynn Williams

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 23rd day of March, 2012 by James A. Williams and Lynn Williams, who are personally known or have produced _____ as identification.

[Notary Seal]

Katherine Stauch
Notary Public

Printed Name: Katherine Stauch

My Commission Expires: July 25, 2014



CERTIFICATE OF APPROVAL

BE IT HEREBY KNOWN, that BAYOU CONDOMINIUM APARTMENTS ASSOCIATION, INC, a corporation not for profit under the laws of the State of Florida, having responsibility for approval of purchasers of Units in Bayou Condominium Apartments according to the Declaration of Condominium recorded in Official Record Book 326, Page 143 of the Public Records of Indian River County, Florida, together with all appurtenances to such property, does hereby approve said sale and waive the right of first refusal to the proposed sale of Condominium Apartment #8 of BAYOU CONDOMINIUM APARTMENTS from the present title holder(s) James & Lynn Williams to the proposed purchaser(s)

Virginia B. Castleman

IN WITNESS WHEREOF, the BAYOU CONDOMINIUM APARTMENTS ASSOCIATION, Inc HAS CAUSED THESE PRESENTS TO BE EXECUTED IN ITS NAME AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED BY ITS PROPER OFFICER THEREUNTO DULY AUTHORIZED, THIS 21st DAY OF March, 2012.

BAYOU CONDOMINIUM APARTMENT ASSOCIATION, INC

By: [Signature]

CORPORATE SEAL

WITNESSES:

[Signature: Jan M. Leison]
[Signature: June Humphrey]

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Dana Gibson Smith, well known to me to be the President of the Corporation named in the foregoing instrument and that he/she acknowledged executing the same freely and voluntarily under authority duly vested in him/her by said Corporation.

21st WITNESS my hand and official seal in the State and County aforesaid this day of March, 2012.



[Signature: Katherine Stauch]
Notary Public, State of Florida