

PREPARED BY AND RETURN TO:  
John E. Moore, III, Esquire  
ROSSWAY MOORE TAYLOR & SWAN  
2101 Indian River Boulevard, Suite 200  
Vero Beach, FL 32960  
Court House Box #87

2211145  
THIS DOCUMENT HAS BEEN  
RECORDED IN THE PUBLIC RECORDS  
OF INDIAN RIVER COUNTY FL  
BK: 2575 PG:1608, Page1 of 2  
05/15/2012 at 04:01 PM, D DOCTAX PD  
\$0.70

Parcel I.D. No.: 31393600034000000102.0

JEFFREY K BARTON, CLERK OF  
COURT

This deed is being re-recorded to include the Waiver of  
First Right of Refusal & Certificate of Approval that was  
inadvertently omitted when recording this deed initially.

### WARRANTY DEED

THIS WARRANTY DEED made this 15th day of May, 2012, by **RACHELLE S. GORDON, a unmarried widow**, whose address is: 110 Island Plantation Terrace, #102, Vero Beach, FL 32963, hereinafter called the Grantor, and **RACHELLE S. GORDON, as Trustee of the Rachelle S. Gordon Revocable Trust Agreement dated September 17, 1999, as amended and restated from time to time**, whose address is: 110 Island Plantation Terrace, #102, Vero Beach, FL 32963, 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.)

### W I T N E S S E T H:

That the Grantor, for and in consideration of Ten and No/100 (\$10.00) Dollars and other valuable consideration, 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:

**Unit No. 102 of PALM ISLAND PLANTATION NO. 1, a Condominium, according to The Declaration of Condominium recorded in O. R. Book 1649, Page 2356, and all exhibits and amendments thereof, Public Records of Indian River County, Florida.**

Subject to the following:

1. Taxes for the year 2012 and subsequent years; and
2. Conditions, covenants, restrictions, easements, and limitations of record, without thereby reimposing the same, and all applicable zoning ordinances;

**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 2012.

The Grantee, as Trustee, has the full power and authority to protect, conserve, sell, convey, lease, encumber and to otherwise manage and dispose of the above-described real property pursuant to F.S. 689.071.

This instrument has been prepared solely from information provided by the parties hereto. There are no express or implied guarantees as to marketability of title, accuracy of the description, or quantity of land described, as no examination of title to the property has been conducted.

Pursuant to the holding in Department of Revenue v. Race, 743 So.2d 169 (Fla. 5th DCA 1999), Section 201.02(1) requires a purchaser and consideration before documentary stamp taxes are due. As there was no purchaser in connection with the transaction evidenced by this conveyance, there could be no consideration or a purchase exchanged or paid in this transaction. Accordingly, only minimal documentary stamp tax is due and payable.

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

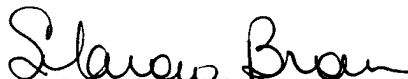
**TO HAVE AND TO HOLD**, the same in fee simple forever.

**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:

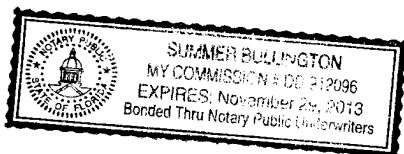
  
Print Name Andrew Grant

  
**RACHELLE S. GORDON**

  
Print Name Shann Brown

**STATE OF FLORIDA  
COUNTY OF INDIAN RIVER**

The foregoing instrument was acknowledged before me this 15th day of May, 2012, by **RACHELLE S. GORDON**, who is  personally known to me or  has produced \_\_\_\_\_ as identification and who has sworn an oath.



  
Notary Public, State of Florida at Large

**CONSENT AND WAIVER OF RIGHT OF FIRST REFUSAL  
OF  
PALM ISLAND PLANTATION NO. 1 CONDOMINIUM ASSOCIATION, INC.**

In accordance with Section 12, and such sub sections therein, as applicable, of the Declaration of Covenants, Conditions, and Restrictions for Palm Island Plantation No. 1 Condominium as recorded in Official Records Book 1649, Page 2356, Public Records of Indian River County, Florida, the Board of Directors of Palm Island Plantation No. 1 Condominium Association, Inc. hereby certifies to receipt of the notice required by this section and consents to the sale of the following-described real property from:

Name Rachelle S. Gordon  
Address 110 Island Plantation #102  
Vero Beach, Florida 32963  
Tel. No. 772-234-7080

And which is being transferred to:

Name Rachelle S. Gordon, as Trustee of the Rachelle S. Gordon Revocable Trust Agreement  
Address 110 Island Plantation #102  
Tel No. Vero Beach, Florida 32963

Unit No. 102, PALM ISLAND PLANTATION NO. 1, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1649, page 2356, Public Records of Indian River County, Florida.

By execution hereof, the Association further waives its right of first refusal in accordance with said Declaration.

IN WITNESS WHEREOF, the undersigned subscriber of this document has set his hand and seal as of the 26 day of May, 2012.

PALM ISLAND PLANTATION NO. 1  
CONDOMINIUM ASSOCIATION, INC.

By: Rebecca S. Allen  
Rebecca S. Allen, President

(Corporate Seal)

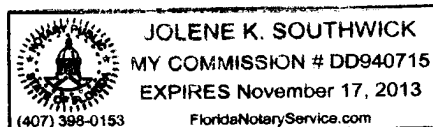
**STATE OF FLORIDA  
COUNTY OF INDIAN RIVER**

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of May, 2012, by Rebecca S. Allen, President of Palm Island Plantation No.1 Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. She is personally known by me.

WITNESS my hand and official seal in the State and County aforesaid, this 26<sup>th</sup> day of May, 2012.

Jolene K. Southwick  
NOTARY PUBLIC, State of Florida

My commission Expires: 11/17/13



**CERTIFICATE OF APPROVAL**

**KNOWN ALL MEN BY THESE PRESENTS** that **PALM ISLAND PLANTATION COMMUNITY ASSOCIATION, INC.**, a not for profit Florida corporation, hereby approves the transfer of the following described real property:

**Unit No. 102 of Palm Island Plantation No. 1, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 1649, Page 2356, and all exhibits and amendments thereof, public records of Indian River County, Florida**

to **RACHELLE S. GORDON, AS TRUSTEE OF THE RACHELLE S. GORDON REVOCABLE TRUST AGREEMENT DATED SEPTEMBER 17, 1999, AS AMENDED AND RESTATED FROM TIME TO TIME.** Such approval has been given pursuant to the provisions of the Master Declaration of Covenants, Conditions, Reservations and Restrictions For Palm Island Plantation recorded in O.R. Book 1477, Page 88, of the public records of Indian River County, Florida.

**IN WITNESS WHEREFOR, PALM ISLAND PLANTATION COMMUNITY ASSOCIATION, INC.**, a not for profit Florida corporation has caused this Certificate Of Approval to be executed by its duly authorized officer this 1<sup>st</sup> day of June, 2012.

**PALM ISLAND PLANTATION  
COMMUNITY ASSOCIATION,  
INC., a Florida not for profit corporation**

By: *Steven C. Owen*  
**STEVEN C. OWEN, Vice President**  
(Corporate Seal)

**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 acknowledgments, personally appeared **STEVEN C. OWEN**, well known to me to be the Vice President of the corporation named in the foregoing Certificate of Approval, and that he severally acknowledged executing the same freely and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation and who did take an oath.

**WITNESS** my hand and official seal in the county and state last aforesaid, this 15<sup>th</sup> day of June, 2012.

*Vivien R. Poulsen*  
Notary Public  
Printed Name: *Vivien R. Poulsen*  
My Commission Expires: ✓  
(Notary Seal) ✓

