

Prepared By/Return to:

Christopher C. Campione, Esq.
Campione, Campione & Leonard, P.A.
4445 N. Hwy. A1A, Ste. 110
Vero Beach, Florida 32963
File No.: 12-326.v CCC/cls
Will Call No: 21

Parcel ID #: 33-40-28-00004-0004-00001/0

Warranty Deed

This Warranty Deed made this 22nd day of August, 2012, between **James Harold Patterson, a married person, Gregory John Patterson, a married person and Gary David Patterson, a married person** ("Grantor"), whose address is 95 Tobey Hill Drive, Dennis, MA 02638, and **Jack A. Harty, a single person** ("Grantee"), whose address is 855 U.S. Highway 1, Vero Beach, FL 32960.

For and in consideration of the sum of Ten & 00/100's Dollars (\$10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, Grantor has granted, bargained and sold to Grantee and Grantee's heirs forever that certain land located in Indian River County, Florida, further described as:

Condominium Apartment PH-A of Harbour Side West, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 641, Page 2038, and all exhibits and amendments thereof, Public Records of Indian River County, Florida, together with the use of Storage Compartment PH-A and Covered Parking Facility 14.

Together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereto appertaining.

Grantor hereby covenants with said grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. *Singular and plural are interchangeable as context requires.

Neither Grantor nor anyone dependent on Grantor resides on the property described above or property adjoining to the property described above, and the property does not constitute the homestead of Grantor within the meaning of Article X of the Florida Constitution.

Subject to taxes for the year 2012 and subsequent years and easements and restrictions of record, if any; however, this reference shall not serve to reimpose same.

Warranty Deed
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In Witness Whereof, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:

Justin Bogisian
1st Witness Name: _____

MaryAnn Collins
2nd Witness Name: _____

Justin Bogisian
1st Witness Name: _____

MaryAnn Collins
2nd Witness Name: _____

Justin Bogisian
1st Witness Name: _____

MaryAnn Collins
2nd Witness Name: _____

James Harold Patterson

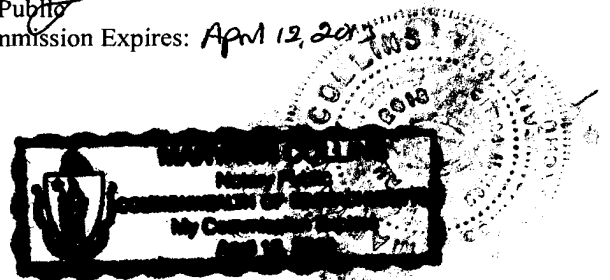
Gregory John Patterson

Gary David Patterson

State of Massachusetts
County of ~~Barnstable~~ Bristol

The foregoing instrument was acknowledged before me this 20th day of August, 2012, by James Harold Patterson, Gregory John Patterson and Gary David Patterson, ___ who are personally known to me or ___ who have produced Massachusetts Driver's License as identification.

MaryAnn Collins
Notary Public
My Commission Expires: April 12, 2015



**HARBOURSIDE CONDOMINIUM ASSOCIATION
CERTIFIED OF APPROVAL TO PURCHASE**

In Reference To:

Condominium 1815 Mooring Line Drive, Vero Beach, FL 32963, Unit #PHA in HARBOUR SIDE CONDOMINIUM, according to the Declaration of Condominium thereof, in Official Records Book 641 at Page 2038, of the Public Records of Indian River County, Florida.

At the request of the owner of record of said unit, the undersigned officer of HARBOUR SIDE CONDOMINIUM ASSOCIATION, INC., operating at the above described condominium, hereby certifies:

That Jack Harty, as Purchaser(s), has (have) been duly approved by the undersigned Association, pursuant to the provisions of the above-described Declaration of Condominium, with the following contingencies:

Dated this 20 day of August, 2012

HARBOURSIDE CONDOMINIUM ASSOCIATION INC.

Marta A. Argue
DIRECTOR/OFFICER

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 Marta A. Argue Director and Officer acknowledged executing the foregoing Certificate of Approval freely and voluntarily under authority vested in them by the corporation and that the seal affixed thereto is the true seal of said corporation.

WITNESS my hand and official seal this 20TH day of AUGUST, 2012

Lynn M. Heberling
NOTARY PUBLIC

My Commission expires:

