

Return to: Cindy Silverstein
Name: Stewart Title Company
Address: 333 17th Street, Suite F
Vero Beach, Florida 32960

This Instrument Prepared by:
Cindy Silverstein
Stewart Title Company
333 17th Street, Suite F
Vero Beach, Florida 32960

as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):

33-40-30-00008-0006-60520/2

File No: 1211851 - 2902

*Rec: 18.50
D.S: 420.00*

WARRANTY DEED

This Warranty Deed Made the 14th day of September, 2012, by Renee' A. Talbot, A SINGLE ADULT, hereinafter called the grantor, whose post office address is: 1700 Waterford Dr. #351, Vero Beach, FL 32966

to Arden Costanzo, whose post office address is: 605 W. Lake, Jasmin Circle #202 Vero Beach, FL 32962 hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars 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, to wit:

Unit 605-202, Building F, of GROVE ISLE AT VERO BEACH, PHASE F, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 723, Page 711, as amended, of the Public Records of Indian River County, Florida, TOGETHER WITH an undivided interest in the common elements appurtenant thereto.

Certificate of Approval attached hereto and made a part thereof.

The property is the homestead of the Grantor(s).

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 2011, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

**SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)**

Witness Signature: *Cindy Silverstein* *Renee A. Talbot*
Printed Name: Cindy Silverstein Renee' A. Talbot

Witness Signature: *Betsy Barberio* _____
Printed Name: Betsy Barberio _____

Witness Signature: _____
Printed Name: _____

Witness Signature: _____
Printed Name: _____

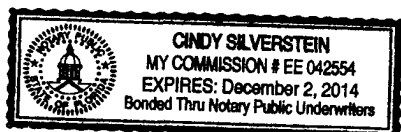
**STATE OF FLORIDA
COUNTY OF INDIAN RIVER**

The foregoing instrument was acknowledged before me this 14 day of Sept 2012, by Renee' A. Talbot, who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission expires:

Cindy Silverstein
Notary Public Signature
Printed Name: Cindy Silverstein
Serial Number _____

(SEAL)



APPROVAL OF UNIT TRANSFER

**STATE OF FLORIDA
COUNTY OF INDIAN RIVER**

GROVE ISLE AT VERO BEACH CONDOMINIUM ASSOCIATION by its Board of Administration does give its approval to: ARDEN COSTANZO for the following condominium unit:

605 WEST LAKE JASMINE CIR., BLDG F UNIT 202 GROVE ISLE AT VERO BEACH CONDOMINIUM ASSOCIATION, INC. according to the Declaration of Condominium recorded in the Public Records of Indian River County, Florida, together with an undivided share of the common elements appurtenant thereto.

Said approval is based upon the information submitted by the applicant and assumes its accuracy and truthfulness.

DONE AND EXECUTED this 13TH day of SEPTEMBER 2012.

**GROVE ISLE AT VERO BEACH
CONDOMINIUM ASSOCIATION INC.**

By: *Mary Lou Amy*
Mary Lou Amy
Secretary, Board of Directors

ATTEST:

Adrienne L. Comegys
Adrienne L. Comegys

The forgoing instrument was acknowledged before me this 13TH day of September 2012 by Mary Lou Amy who is personally known to me and who did not take an oath.

Adrienne L. Comegys
Adrienne L. Comegys

NOTARY PUBLIC-STATE OF FLORIDA
Adrienne L. Comegys
Commission # DD952534
Expires: FEB. 13, 2014
BONDED THROUGH ATLANTIC BONDING CO., INC.