

**COURTHOUSE BOX 49**

Prepared by:  
Patricia A. Horn  
Oceanside Title & Escrow, Inc.  
3501 Ocean Drive  
Vero Beach, Florida 32963



File Number: H1211017

Rec-\$35.50

DS - .70

The purpose of re-recording this instrument is to correct the address of grantee.

**General Warranty Deed**

Made this November 15, 2012 A.D. By **Richard C. Novak, also known as Richard Casimir Nowak and Janet S. Novak, also known as Janet Susan Nowak, his wife**, hereinafter collectively called the grantor, to **James A. Miles, as to an undivided 98% (ninety-eight percent) interest and Gloria Wisser, as to an undivided 2% (two percent) interest, as Tenants in Common**, whose post office address is: ~~5662 S. Sheridan Blvd., Littleton, Colorado 80123~~, hereinafter collectively called the grantee:  
**5862 S. Sheridan Boulevard**

(Whenever used herein the term "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:

Unit 850-107, Building D of GROVE ISLE AT VERO BEACH, PHASE D, a Condominium, together with an undivided interest in the common elements, according to the Declaration Of Condominium thereof, recorded in Official Records Book 723, Page(s) 711, as amended from time to time, of the Public Records of Indian River County, Florida.

Parcel ID Number: 33-40-30-00008-0004-85010/7

**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, 2012.

2255179  
THIS DOCUMENT HAS BEEN  
RECORDED IN THE PUBLIC RECORDS  
OF INDIAN RIVER COUNTY FL  
BK: 2626 PG: 108, Page 1 of 4  
12/03/2012 at 02:51 PM, D DOCTAX PD  
\$490.00

JEFFREY R SMITH, CLERK OF COURT

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3501 ... Drive  
Vero Beach, Florida 32963  
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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Zuleyka Aleman  
Witness Printed Name Zuleyka Aleman

Jaime Espinosa  
Witness Printed Name Jaime Espinosa

Richard C. Novak (Seal)

Richard C. Novak, a/k/a Richard Casimir Nowak  
Address:

Janet S. Nowak (Seal)

Janet S. Novak, a/k/a Janet Susan Nowak  
Address:

COUNTRY OF Panamá Republic

PROVIDENCE OF Panamá

The foregoing instrument was acknowledged before me this 13 day of November, 2012, by Richard C. Novak, also known as Richard Casimir Nowak and Janet S. Novak, also known as Janet Susan Nowak, his wife, who is/are personally known to me or who has produced pasaporte as identification.

Roberto R. Rojas C.  
Notary Public  
Licdo. ROBERTO R. ROJAS C.  
Notario Publico en el 9º Circuito  
My Commission Expires:

**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: JAMES A MILES for the following condominium unit:**

**850 LAKE ORCHID CIR., BLDG D UNIT 107 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 14<sup>TH</sup> day of November 2012.**

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

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

**ATTEST:**

*Adrienne L. Comegys*  
**Adrienne L. Comegys**

**The forgoing instrument was acknowledged before me this 14<sup>th</sup> day of November 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 THRU ATLANTIC BONDING CO., INC.**

**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: GLORIA WISSER for the following condominium unit:**

**850 LAKE ORCHID CIR., BLDG D UNIT 107 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 9<sup>TH</sup> day of November 2012.**

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

By: William G. Ruther  
**William G. Ruther**  
**President, Board of Directors**

**ATTEST:**

Adrienne L. Comegys  
**Adrienne L. Comegys**

**The forgoing instrument was acknowledged before me this 9<sup>th</sup> day of November 2012 by William G. Ruther 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 THRU ATLANTIC BONDING CO., INC.