

After Recording Return to:
Cindy Silverstein
Stewart Title Company
333 17th Street, Suite F
Vero Beach, FL 32960

This Instrument Prepared by:
Cindy Silverstein
Stewart Title Company
333 17th Street, Suite F
Vero Beach, FL 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):
33-40-19-00005-1000-00102/0
File No.: 01206-3489

Rec: 18.50
D.S.: 476100

WARRANTY DEED

This Warranty Deed, Made the 14th day of March, 2013, by **Edelgard R. Scott**, Joined by her husband **Robert L. Gross**, whose post office address is: 2950 2nd PL SW, Vero Beach, FL 32968 hereinafter called the "Grantor", to **John R. Wagner and Anne M. Wagner, husband and wife**, whose post office address is: 12 Excelsior Spring Ave, Saratoga Springs, NY 12866, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$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, to wit:

Apartment 102, Condominium Apartment Building No. 100, of Vista Royale, Phase 4, according to the Declaration thereof, recorded in Official Records Book 599, Page 1232, as amended, all of the Public Records of Indian River County, Florida.

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 2012, 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: [Signature] Edelgard R. Scott
Printed Name: John J. McHugh, Jr. Edelgard R. Scott

Witness Signature: [Signature] Robert L. Gross
Printed Name: **SHARLA L. ANDERSON** Robert L. Gross

Witness Signature: [Signature]
Printed Name: John J. McHugh, Jr.

Witness Signature: [Signature]
Printed Name: **SHARLA L. ANDERSON**

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 14th day of March, 2013 by Edelgard R. Scott and Robert L. Gross, who is/are personally known to me or has/have produced drivers license(s) as identification.

[Signature]
Notary Public Signature: **SHARLA L. ANDERSON** My Commission Expires: _____
Printed Name: _____ (SEAL)





CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT JOHN & ANNE WAGNER HAS/HAVE BEEN APPROVED BY THE VISTA ROYALE ASSOCIATION, INC. AS THE PURCHASER/S OF THE FOLLOWING DESCRIBED PROPERTY IN INDIAN RIVER COUNTY:

APARTMENT NO. 102 OF VISTA ROYALE APARTMENT BUILDING 100, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, DATED 3/14/1980 AND RECORDED 3/18/1980 IN OFFICIAL RECORD BOOK 599 PAGES 1232 OF PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

SUCH APPROVAL HAS BEEN GIVEN PURSUANT TO THE PROVISIONS OF SECTION 15.2 OF THE DECLARATION OF CONDOMINIUM OF SUCH CONDOMINIUM DATED THIS 21ST DAY OF JANUARY, 2013.

VISTA ROYALE ASSOCIATION, INC.

BY: George Fuller
SECRETARY

ATTEST: Mary Ann Yankanich
DIRECTOR

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF January, 2013 BY MARY ANN YANKANICH AND GEORGE FULLER OF VISTA ROYALE ASSOCIATION, INC., A NOT FOR PROFIT CORPORATION ON BEHALF OF THE CORPORATION. HE/SHE IS PERSONALLY KNOWN TO ME.

Mary Jo Erdwein
MARY JO ERDWEIN
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO.: EE 166164
MY COMMISSION EXPIRES: 5/26/16

