

PREPARED BY & RETURN TO:

Name: Jonathan Bettner, an employee of
New Urban Title & Escrow, Inc.
Address: 298 Pineapple Grove Way
Delray Beach, FL 33444
File No. NU-13-3963

Parcel No.: 33401900003041000206.0

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 18th day of **March, 2013**, by **SHANA ENRIQUEZ**, a married woman, who acquired title as **SHANA VETTER**, hereinafter called the Grantor, to **JAMES A. SANBORN**, a single man, and **CASSANDRA A. CATLETT**, a single woman, as joint tenants with the right of survivorship, whose post office address is 6348 Jellison Way, Arvada, CO 80004, hereinafter called the Grantees:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$43,000.00, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Indian River, State of Florida, viz:

Apartment No. 206 of Condominium Apartment Building No. 41 of VISTA ROYALE, PHASE 2, according to the Declaration of Condominium thereof, recorded in Official Records Book 561, Page 2838, of the Public Records of Indian River County, Florida.

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

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR, NOR IS IT CONTIGUOUS TO SUCH.

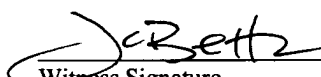
SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.


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


And the Grantor hereby covenants with the Grantees 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 and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2012.

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:


Witness Signature
Printed Name: Jonathan C. Bettner

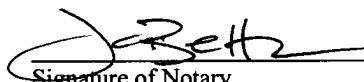

Name: Shana Enriquez
Address: 8400 St Johns Ct., Wellington, FL 33414 L.S.


Witness Signature
Printed Name: Jeremy Longman

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 18th day of March, 2013, by Shana Enriquez, who is personally known to me.

NOTARY PUBLIC-STATE OF FLORIDA
Jonathan C. Bettner
Commission # EE099864
Expires: JUNE 05, 2015
BONDED THRU ATLANTIC BONDING CO., INC.


Signature of Notary
Printed Name: Jonathan C. Bettner
My commission expires: June 5, 2015



CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT JAMES SANBORN AND CASSANDRA A. CATLETTE 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. 206 OF VISTA ROYALE APARTMENT BUILDING 41, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, DATED 1/9/1978 AND RECORDED 1/16/1978 IN OFFICIAL RECORD BOOK 561 PAGES 2838 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 4TH DAY OF MARCH, 2013.

VISTA ROYALE ASSOCIATION, INC.
BY: [Signature]
PRESIDENT

ATTEST: [Signature]
DIRECTOR

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4TH DAY OF MARCH, 2013 BY MARY ANN YANKANICH AND ELMER GROSE OF VISTA ROYALE ASSOCIATION, INC., A NOT FOR PROFIT CORPORATION ON BEHALF OF THE CORPORATION. HE/SHE IS PERSONALLY KNOWN TO ME.

[Signature]
MARY JO ERDWEIN
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO.: EE 166164
MY COMMISSION EXPIRES: 5/26/2016

