

REC-\$24.00
DS-\$681.50

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

File Number: H1305013AN

COURTHOUSE BOX 49

General Warranty Deed

Made this May 22, 2013 A.D. By **Jonathan L. DeCristofaro and Kimberly J. DeCristofaro, husband and wife; Matthew DeCristofaro and Melissa DeCristofaro, husband and wife; Marshall DeCristofaro and Anne DeCristofaro, husband and wife; Randall Carter, also known as Randall DeCristofaro and Felicia Carter, husband and wife**, hereinafter collectively called the grantor, to **Ronald H. Julian and Maria Del Pilar Julian**, whose post office address is: 122 Alta Mesa Court, Moraga, California 94556, hereinafter collectively called the grantee:

(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 No. 675-106, Building 1, Grove Isle at Vero Beach, Phase E, a Condominium as per the Declaration of Condominium thereof, recorded in Official Records Book 723, Page 711, amended and restated in Official Records Book 2136, Page 1115, together with any amendments thereto, of the Public Records of Indian River County, Florida.

Parcel ID Number: 33-40-30-00008-0009-67510/6

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.

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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:

C Brusaschi

Witness Printed Name C. Brusaschi

Gabriela Cruz
Witness Printed Name Gabnela Cruz

[Signature] (Seal)
Jonathan L. DeCristofaro

Address: 76 Overlook Road, Millington, NJ 07946

[Signature] (Seal)
Kimberly J. DeCristofaro

Address: same as above

State of New Jersey
County of Somerset

The foregoing instrument was acknowledged before me this 22nd day of May, 2013, by Jonathan L. DeCristofaro and Kimberly J. DeCristofaro, husband and wife; who are personally known to me or who produced D.L. as identification.



Gabriela Cruz
Notary Public
Print Name: Gabnela Cruz
My Commission Expires: 02/05/2014

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

File Number: H1305013AN

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:

C. Brusaschi
Witness Printed Name C. Brusaschi

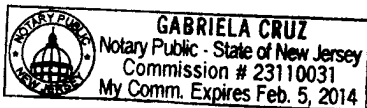
[Signature] (Seal)
Matthew DeCristofaro
Address: 53 Spencer Road, Basking Ridge, NJ 07920

Gabriela Cruz
Witness Printed Name Gabriela Cruz

[Signature] (Seal)
Melissa DeCristofaro
Address: same as above

State of New Jersey
County of Somerset

The foregoing instrument was acknowledged before me this 22nd day of May, 2013, by Matthew DeCristofaro and Melissa DeCristofaro, husband and wife; who are personally known to me or who produced D.L. as identification.



Gabriela Cruz
Notary Public
Print Name: Gabriela Cruz
My Commission Expires: 02/05/2014

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

File Number: H1305013AN

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:

C. Brusaschi
Witness Printed Name C. Brusaschi

Gabriela Cruz
Witness Printed Name Gabriela Cruz

Marshall DeCristofaro (Seal)
Marshall DeCristofaro
Address: 11 Park Edge, Berkeley Heights, NJ 07922

Anne DeCristofaro (Seal)
Anne DeCristofaro
Address: same as above

State of New Jersey
County of Somerset

The foregoing instrument was acknowledged before me this 22nd day of May, 2013, by Marshall DeCristofaro and Anne DeCristofaro, husband and wife; who are personally known to me or who produced D.L. as identification.



Gabriela Cruz
Notary Public
Print Name: Gabriela Cruz
My Commission Expires: 02/05/2014

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

File Number: H1305013AN

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:

C. Brusaschi
Witness Printed Name C. Brusaschi

Gabriela Cruz
Witness Printed Name Gabriela Cruz

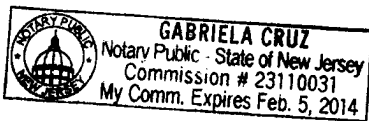
Randall Carter (Seal)
Randall Carter, a/k/a Randall DeCristofaro
Address: 9 Indian Rock Road, Warren, NJ 07059

Felicia Carter (Seal)
Felicia Carter
Address: same as above

State of New Jersey
County of Somerset

The foregoing instrument was acknowledged before me this 22nd day of May, 2013, by Randall Carter, also known as Randall DeCristofaro and Felicia Carter, husband and wife; who are personally known to me or who produced D.L. as identification.

Gabriela Cruz
Notary Public
Print Name: Gabriela Cruz
My Commission Expires: 02/05/2014



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: MARIA del PILAR JULIAN and RONALD HERBERT JULIAN for the following condominium unit:

675 W. LAKE JASMINE CIR. #106, BLDG I UNIT 106 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 5TH day of May 2013.

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

By: *William Sances*
**William Sances
President, Board of Directors**

ATTEST:

Bob Dees
Bob Dees

The forgoing instrument was acknowledged before me this 5th day of May 2013 by William Sances 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.

