

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

This Instrument Prepared by:  
Sherice Platt  
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):  
33-40-30-00008-0007-62520/3  
File No.: 01206-8047

Rec: 27.00  
D.S: 688.10

### WARRANTY DEED

This Warranty Deed, Made the 31st day of May, 2013, by **Carmen A. Ferrante and Carmel Ferrante, husband and wife**, whose post office address is: **11 Knox Terrace, Totowa, NJ 07512**, hereinafter called the "Grantor", to **Thomas K. Calderone and Donna S. Calderone, husband and wife**, whose post office address is: **184 Country Club Blvd., Little Egg Harbor, NJ 08087**, 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:

Unit 625-203, Building G, GROVE ISLE AT VERO BEACH, Phase G, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Record Book 723, Page 711, as amended from time to time, of the Public Records of Indian River County, Florida.

Certificate of Approval attached hereto and made a part thereof.  
The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

**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**

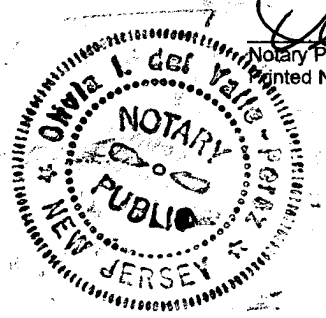
Witness Signature: [Signature] [Signature]  
Printed Name: Carmen A. Ferrante

Witness Signature: Kerri Lynn Walsh  
Printed Name: Lori Robb

State of NJ  
County of Somerset

The foregoing instrument was acknowledged before me this 21 day of May 2013,  
by Carmen A. Ferrante, who is/are personally known to me or has/have produced drivers license  
(s) as identification.

[Signature]  
Notary Public Signature  
Printed Name: Olivia del Valle-Perez My Commission Expires: \_\_\_\_\_  
(SEAL)



SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: <u>Carol McAdams</u> Printed Name: <u>CAROL MCADAMS</u>	<u>Carmel Ferrante</u> Carmel Ferrante
Witness Signature: <u>Sherice Platt</u> Printed Name: <u>Sherice Platt</u>	

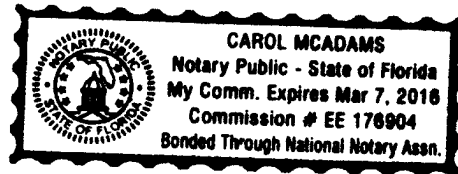
State of FLORIDA  
County of INDIAN RIVER

The foregoing instrument was acknowledged before me this 23 day of  
MAY, 2013 by Carmel Ferrante, who is/are personally known to me or  
has/have produced DR. LICENSE drivers license(s) as identification.

3/7/2016 My Commission Expires:

Carol McAdams  
Notary Public Signature  
Printed Name: CAROL MCADAMS

(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: THOMAS K. CALDERONE and DONNA S. CALDERONE for the following condominium unit:**

**625 W LAKE JASMINE CIR., BLDG G UNIT 203 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.**

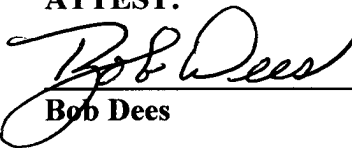
**Said approval is based upon the information submitted by the applicant and assumes its accuracy and truthfulness.**

**DONE AND EXECUTED this 25<sup>TH</sup> day of April 2013.**

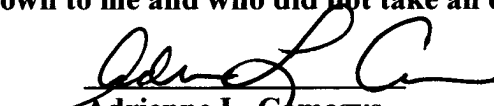
**GROVE ISLE AT VERO BEACH  
CONDOMINIUM ASSOCIATION INC.**

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

**ATTEST:**

  
**Bob Dees**

**The forgoing instrument was acknowledged before me this 25<sup>th</sup> day of April 2013 by William Sances who is personally known to me and who did not take an oath.**

  
**Adrienne L. Comegys**

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