

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):

✓ 32-40-32-00019-0020-00010/3

File No.: 01206-11207

Rec: 18.50

D.S.: 1295.00

### WARRANTY DEED

**This Warranty Deed**, Made the 1st day of August, 2013, by **Peter B. Gotowka and Barbara A. Gotowka, husband and wife**, whose post office address is: **723 SW Great Exuma Cove, Port St. Lucie, FL 34986**, hereinafter called the "Grantor", to **Claude Cote and Suzanne Alepin, husband and wife**, whose post office address is: **148 Bexhill Drive, Beaconsfield, Canada**, hereinafter called the "Grantee". (QC) H9W 3A7

**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:

Condominium parcel 103, The Village Spires South, a Condominium, according to the declaration of Condominium thereof, as recorded in O.R. Book 446, at Page 1 (as amended by instruments recorded in O.R. Book 466, at Page 32; and O.R. Book 727, at Page 1933), of the Public Records of Indian River County, Florida; together with an undivided interest in the common elements declared in said declaration to be appurtenant to the above described dwelling unit; also together with the use of Parking Space 1038. 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: Sherice Platt  
Printed Name: Sherice Platt

Peter B. Gotowka  
Peter B. Gotowka

Witness Signature: Betsy Barberio  
Printed Name: Betsy Barberio

Barbara A. Gotowka  
Barbara A. Gotowka

Witness Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

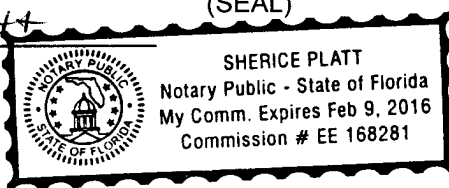
Witness Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me this 1st day of August, 2013 by Peter B. Gotowka and Barbara A. Gotowka, husband and wife, who is/are personally known to me or has/have produced drivers license(s) as identification.

Sherice Platt  
Notary Public Signature  
Printed Name: Sherice Platt

My Commission Expires: \_\_\_\_\_  
(SEAL)



# The Village Spires

The Village Spires Condominium Association  
c/o Elliott Merrill Community Management  
835 20<sup>th</sup> Place, Vero Beach, FL 32960  
Ph: (772) 569-9853; Fax: (772) 569-4300  
[www.elliottmerrill.com](http://www.elliottmerrill.com)

In Reference To:

**Condominium 3554 Ocean Drive # 103S** VILLAGE SPIRES CONDOMINIUM ASSOCIATION, INC., according to the Declaration of Condominium Thereof, in Official Records Book 446 at Page 1, of the Public Records of Indian River County, Florida.

At the request of the owner of record of said unit, the undersigned President & Secretary of VILLAGE SPIRES CONDOMINIUM ASSOCIATION, INC. operating the above described condominium, hereby certify that: **CLAUDE COTE and SUZANNE ALEPIN** Purchaser(s), has (have) been duly approved by the Undersigned Association, pursuant to the provisions of the above described Declaration of Condominium.

Dated this 11<sup>th</sup> Day of July, 2013

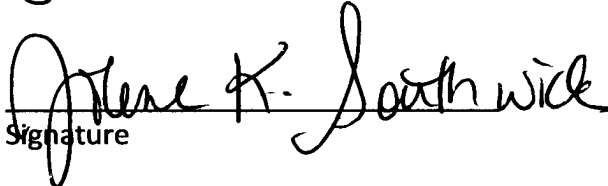
VILLAGE SPIRES CONDOMINIUM ASSOCIATION, INC.

  
\_\_\_\_\_  
For the Board of Directors

**SALE ONLY**

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 11 day of July, 2013  
by Lynn M. Heberling who is personally known to me or who have produced  
\_\_\_\_\_ as identification and who did take an oath.

  
\_\_\_\_\_  
Signature

Printed Name

Commission Stamp/Seal:  
Commission Expires:  
Commission No:

