

**Prepared By and Return To:**  
Supreme Title Closings, LLC  
2202 S Babcock Street, Suite 201  
Melbourne, FL 32901

**File No.** 13-09-0435

**Property Appraiser's Parcel I.D. (folio) Number(s)**  
33-40-05-00015-0000-00304

DS \$ 1063.30

### WARRANTY DEED

THIS WARRANTY DEED dated September 26, 2013, by Mary M. McDonald, individually and as Trustee of the Mary M. McDonald Revocable Trust dated June 24, 2011, whose post office address is 18 Oakbrook Pl, Bettendorf, IA 52722, hereinafter called the grantor, to Scott D. Carter and Sunshine R. Carter, whose post office address is 935 E Causeway Blvd. #304, Vero Beach, FL 32963, hereinafter called the grantee:

(Wherever used herein the terms "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 \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Indian River County, Florida, viz:

Apartment No. 304 of The Royale Riviera, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 325, Page(s) 270, of the Public Records of Indian River County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Grantor Warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 18 Oakbrook Pl, Bettendorf, IA 52722.

Subject to easements, restrictions, reservations and limitations of recorded, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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

Warranty Deed (Individual to Individual)

See  
SDC

**WARRANTY DEED**  
(Continued)

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:

Carol McAdams  
(Witness Signature)

CAROL MCADAMS

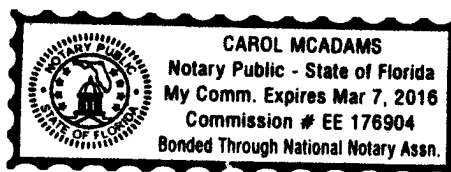
Debra Price  
(Witness Signature).

LISA PRICE

Mary M McDonald Individually and as Trustee  
Mary M. McDonald, Individually and as Trustee  
of the Mary M. McDonald Revocable Trust dated  
June 24, 2011

18 Oakbrook Pl  
(Address)

Bettendorf, IA 52722  
(Address)



# THE ROYALE RIVIERA ASSOCIATION

## A CONDOMINIUM

c/o FirstService Residential  
3055 Cardinal Dr., Ste. 200, Vero Beach, FL 32963  
772-562-9031

### CERTIFICATE OF APPROVAL

☒ Purchase ☐ Lease

Name of Applicant: SCOTT & SUNSHINE CARTER

Property Address: 935 E. CAUSEWAY BLVD., #304

VERO BEACH, FL 32963

This is to certify that the above named persons have been accepted to purchase/lease this unit by the association, in accordance with the Declaration of Covenants. The purchaser/lessee has completed the required application for purchase/ lease and paid the appropriate fees. The purchaser or lessee acknowledges that they have received the Condominium Documents and has read all of the rules and regulations, and agrees to abide by such.

APPROVED BY THE ASSOCIATION:

Date: 9/6/13

Sharon Hanner  
Association President or Representative

Sharon Hanner  
Please print name

**STATE OF FLORIDA**  
**COUNTY OF INDIAN RIVER**

I Hereby Certify that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgements personally appeared

SHARON HANNER, and that they acknowledge executing the foregoing Certificate of Approval freely and voluntarily under the authority vested in them by the corporation and that the seal affixed hereto is the true seal of said corporation.

Witness my hand and official seal this 6 day of September, 20 13

Barbara J. Peltier  
Notary Public

My commission expires:



BARBARA J. PELTIER  
MY COMMISSION # EE 869077  
EXPIRES: May 23, 2017  
Bonded Thru Budget Notary Services