

NOTE TO CLERK/TAX EXAMINER: Actual consideration
paid is \$ 53,900.00

Prepared by and Return to:
Darlene K. Pegg, CLC, President
Elite Title of the Treasure Coast, Inc.
3055 Cardinal Drive, Suite 105
Vero Beach, Florida 32963
Courthouse Box #82

② 18.50
377.30

Parcel ID Number: 33-39-01-00056-0140-00001/0

Warranty Deed

This Indenture, Made this 9th day of July, 2014 A.D., Between
Jerome A. Kelley, an unmarried adult, Individually and Trustee of the
Jerome A. Kelley Revocable Trust dated December 21, 1989, as amended
of the County of Indian River, State of Florida, grantor, and
Brendan McCartan, a married adult

whose address is: 69-90 60th Avenue, Maspeth, NY 11378

of the County of Queens, State of New York, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of
-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Indian River, State of Florida to wit:
Unit F-1 of Oak Park Terrace, Unit XIV, a Condominium according to
the Declaration of Condominium thereof, recorded in Official Records
Book 600, Page(s) 2162, of the Public Records of Indian River County,
Florida, and any amendments thereto, together with its undivided
share in the common elements.

Said land is free of all encumbrances, except taxes for the year in
which this deed is given; and restrictions, reservations,
limitations, covenants, conditions and easements of record, if any;
insofar as same are valid and enforceable (however, this clause shall
not be construed to reimpose same.)

TOGETHER with all of its appurtenances, according to said
Declaration of Condominium; and together with all of the tenements,
hereditaments and appurtenances thereunto belonging or in anywise
appertaining.

The grantor herein warrants and avers that grantor does not reside on the lands
conveyed hereby, nor on contiguous land; nor is any member of grantor's family
dependent upon grantor for support.
and the grantor does hereby warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence: Jerome A. Kelley Revocable Trust
dated December 21, 1989, as amended

[Signature]
Printed Name: DARLENE K. PEGG
Witness #1

[Signature] By: Jerome A. Kelley (Seal)
Jerome A. Kelley
Individually and as Trustee
P.O. Address: 1480 Ocean Drive, Unit 4H, Vero Beach, FL 32963

[Signature]
Printed Name: Belinda Santiso
Witness #2

STATE OF Florida
COUNTY OF Indian River

The foregoing instrument was acknowledged before me this 9th day of July, 2014 by
Jerome A. Kelley, Individually and as Trustee of The Jerome A. Kelley
Revocable Trust dated December 21, 1989, as amended
who is personally known to me or who has produced his Florida driver's license as identification.

Printed Name: DARLENE K. PEGG
Notary Public
My Commission Expires:  DARLENE K. PEGG
Commission # EE 999060
Expires April 14, 2017
Bonded Thru Troy Fain Insurance 600-365-7019

Certificate of Approval Oak Park Terrace Condominium Association, Inc

This is to certify that BRENDAN MCCARTAN has/have been approved by Oak Park Terrace Condominium Association, Inc., as the purchaser/Leasee of the following described property in the city of Vero Beach, Indian River County, Florida

Oak Park Terrace, in Unit 1 Bldg F according to the Declaration of Condominium dated _____ and recorded in O.R. Book _____ Pages _____ Public Records of Indian River County, Florida and all subsequent amendments thereto.

Such approval has been given pursuant to the provisions of the Declaration of Condominium of such condominium.

Dated this July Day of 9 2014.

CORPORATE SEAL

OAK PARK TERRACE, INC

Susan Malinowski
President

X
Secretary

STATE OF FLORIDA COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this date, before me, an officer duly authorized in the state and county aforesaid to take acknowledgment, personally appeared

Susan Malinowski and MA

Well known to me to be the President and Secretary of the corporation named in the foregoing CERTIFICATE OF APPROVAL, and that they severally acknowledge executing the same freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation. The foregoing officers have presented valid Driver's Licenses or Passports as identification, and who did (did not) take an oath.

WITNESS my hand and official seal in the county and state last aforementioned.

This 9 day of July, 20 14.

Barbara J. Peltier
Notary Public



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