

This Instrument Prepared by:
Edwina Vega
Strock & Cohen, Zipper Law Group, P.A.
2900 Glades Circle
Suite 750
Weston, FL 33327
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 0100 00474.0
File No.: 14022006A

WARRANTY DEED

This Warranty Deed, made the 21st day of July, 2014, by **THE HOUSING LEAGUE, INC.**, a Florida Not For Profit Corporation, a corporation existing under the laws of Florida, and having its place of business at 2046 Treasure Coast Plaza, Suite A-370, Vero Beach, FL 32960, hereinafter called the grantor, to **LISA A. STANGANELLI, a married woman and NICOLE L. KESCHINGER, a single woman, joint tenants with rights of survivorship** whose post office address is: 6930 37th Street, Vero Beach, FL 32986 hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars 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 No. 474 Building 10 of GROVE ISLE AT VERO BEACH PHASE IV, A Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 723 at Page 711 of the Public Records of Indian River County, Florida, together with an undivided interest in the common elements appurtenant thereto and all amendments thereto as set forth in said Declaration.

Subject to: (1) Taxes for year of closing and subsequent years; (2) zoning and/or restrictions and prohibitions imposed by governmental authority; (3) restrictions and other matters appearing on the plat and/or common to the subdivision; (4) utility easements of record.

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 2013, reservations, restrictions and easements of record, if any. (Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.



THE HOUSING LEAGUE, INC.
[Signature]

SANDRA (SANDY) FLICK, Vice President

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 21st day of July, 2017 by SANDRA (SANDY) FLICK, Vice President of THE HOUSING LEAGUE, INC. who is personally known to me or has/ have produced _____ as identification.

My Commission Expires: _____

Miciah Knowles
Notary Public Signature

Printed Name: _____

Serial Number _____



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: Lisa Stanganelli as joint tenants with full rights of survivorship of the following condominium unit:

474 GROVE ISLE CIRCLE BUILDING 10 UNIT 474 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 16th day of July, 2014.

GROVE ISLE AT VERO BEACH
CONDOMINIUM ASSOCIATION INC.

By: [Signature]
On Behalf of the Board of Directors

ATTEST:

Kelly Hagen

The forgoing instrument was acknowledged before me this 16th day of July, 2014 by Robert Mullett who is personally known to me and who did not take an oath.

Kelly Hagen
Notary Signature
Notary Stamp

