3120150019191 RECORDED IN THE RECORDS OF JEFFREY R. SMITH, CLERK OF CIRCUIT COURT INDIAN RIVER CO FL BK: 2834 PG: 1686, 3/31/2015 10:00 AM D DOCTAX PD \$1,631.00

Prepared By and Return To:

Toni Gatlin-Daddis Lawyers Title Agency 2905 Ocean Drive Vero Beach, FL 32963

File No. 60-6143-MT

Property Appraiser's Parcel I.D. (folio) Number(s) 33-40-27-00021-0000-02180

WARRANTY DEED

THIS WARRANTY DEED dated March 16, 2015, by Richard J. Lavins and Patricia A. Lavins, husband wife. address 45 Plantation Dr., Unit 104 whose post office S Vero Beach, FL 32966 , hereinafter called the grantor, to John H.Grossarth and wife, Janet Ann Grossarth, husband and whose post office 201 Carmel Dr. Lavallette, NJ 08735 , 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, to wit:

Unit 2180 of The River Mews, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 651, Page 2824, of the Public Records of Indian River County, Florida, and any amendments thereto, together with its undivided share in the common elements.

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

TO HAVE AND TO HOLD the same in 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, 2014

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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 pr	esence of:
L. Prù	
(Witness Signature)	Richard J. Lavins
Swen L Perce	_ / Olatrice 1- Lavis
9. neh8	Patricia A. Lavins
(Witness/Signature)	
Givey M. Rhodes	(Address) 45 Plantation Dr., Unit 104
	(Address) Vero Beach, FL 32966
STATE OF Florida	
COUNTY OF Indian River	
I, On the Highest Richard J. Lavins are and acknowledged the due execution of	_, a Notary Public of the County and State first above written, do nd Patricia A. Lavins personally appeared before me this day of the foregoing instrument.
Witness my hand and official seal, this	the.
Notary Public	I. GATLIN
My Commission Expires:	Commission # EE 051082 Expires April 23, 2015
(SEAL)	7 CON 1001/2010 800-305-7015

The River Mews Association, Inc.

CERTIFICATE OF APPROVAL TO PURCHASE

In Reference to:

1

Condominium Unit Address <u>2180 Via Fuentes</u> in THE RIVER MEWS ASSOCIATION, according to the Declaration of Condominium thereof, in Official Records Book 651, at Page 2824, of the Public Records of Indian River County, Florida.

At the request of the owner of records of said unit, the undersigned officers of THE RIVER MEWS CONDOMINIUM ASSOCIATION, INC. operating the above described condominium, hereby certifies:

That <u>Janet A. Grossarth & John H. Grossarth</u> as Purchasers, have been duly approved by the undersigned Association, pursuant to the provisions of the above described Declaration of Condominium, with the following contingencies:

Dated this / day of / day of	Druary	, 2015.
THE RIVER ME	WS CONDOMINIU	JM ASSOCIATION, INC.
By: Jan Huse		
Director		
STATE OF FLORIDA COUNTY OF INDIAN RIVER	ž o	

I HEREBY CERTIFY that on this day before me, an officer duly authorize in the State and County aforesaid to take acknowledgements personally appeared \(\sum \frac{1}{2} \sum \f

WITNESS my hand and official seal this 18 day of Jebruan, 2015

NOTARY PUBLIC,
State of Florida at Large

My Commission Expires:

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APPLICATION TO PURCHASE PET APPROVAL APPLICATION

Pets shall not be kept in units by owners, except with permission in writing, of the Board of Directors. If you wish to obtain approval for keeping a household pet, please complete the information requested on this application.

PET TYPE: (Circle) DOG, CAT, OTHER: 1/0 q	
PET NAME: Skippy BREED: Golden Retri	<u>evec</u> weight: <u>61 /bs.</u>
I/We understand and agree that the above pet(s) will be k outside the unit, but will not be leashed and left unattended ou	
I/We attest that this pet(s) has had all the shots required for it	to be licensed.
I/We agree that sanitary disposal of pet excrement is the resp will not permit my pet to relieve itself on grass, planter are which people, walk, work or play. If the animal insists on st take whatever steps necessary to clean it up.	as, light posts, or other areas
I/We acknowledge that State law prohibits pets inside the bring our pet inside the pool fence.	pool area, and I/We will not
Ganet O. Grossgrth F. (Buyer's Signature)	Tebruary 15 2015
(Buyer's Signature)	<u>Cbruary 15 2015</u> (Date Signed)
Name of Salesperson REPRESENTING BUYER: <u>DICK</u>	7Q V1S
DO NOT WRITE BELOW THIS LI	:=====================================
Date: Applicant's Name JANGS + JOHN GROSSARTH	Unit#Unit#
We the undersigned (APPROVE) (DISAPPROVE) this applica	ition:
Director: July	Date
Director	Date
Revised 5/17/07	