

Prepared By and Return To:

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

File No. 60-6146-MT

Property Appraiser's Parcel I.D. (folio) Number(s)
33390100062000100103.0

WARRANTY DEED

THIS WARRANTY DEED dated March 31, 2015, by John T Watson and Kathleen M. Watson, Individually and as Trustees of The John T Watson and Kathleen M. Watson Revocable Living Trust dated 8/25/2011, whose post office address is 2333 Indian River Blvd, #101, Vero Beach, FL 32960, hereinafter called the grantor, to Barry E. Ellert and Dawn A. McHale, as joint tenants with full rights of survivorship, whose post office address is 2 Venus Drive, Albany, NY 12211 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:

Unit 103, RIVERVIEW CONDOMINIUM, a condominium, according Declaration of Condominium thereof, recorded in Official Records Book 600, Page 2674, Public Records of Indian River County, Florida, and any amendments thereto.

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: 2333 Indian River Blvd, #101, Vero Beach, FL 32960.

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 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

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:

[Signature]
(Witness Signature)

SANANTHA T. KOSIN

[Signature]
(Witness Signature)

Pat Lerner

John T Watson and Kathleen M. Watson,
Trustees of The John T Watson and Kathleen M.
Watson Revocable Living Trust dated 8/25/2011

BY: [Signature] TTEE
John T. Watson, Individually and as Trustee

By: [Signature] TTEE
Kathleen M. Watson, Individually and as Trustee

2333 Indian River Blvd, #101
(Address)

Vero Beach, FL 32960
(Address)

STATE OF Florida

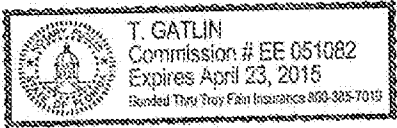
COUNTY OF Indian River

The foregoing instrument was sworn to and acknowledged before me this 31st day of March, 2015 by John T. Watson and Kathleen M. Watson, Individually and as Trustees of The John T. Watson and Kathleen M. Watson Revocable Living Trust dated August 25, 2011, who is personally known to me or has produced [Signature] as identification.

[Signature]
Notary Public

My Commission Expires:

(SEAL)



CERTIFICATE OF APPROVAL

KNOW ALL BY THESE PRESENTS, that, The Riverview Condominium, Inc., a Florida corporation, hereby approves the ownership of the following described property by:

DAWN McHANE AND BARRY ELIOT
(Applicant)

to-wit:

Unit 103 of RIVERVIEW CONDOMINIUM, according to the Declaration of Condominium recorded in Official Records Book 600, Page 2674 of the Public Records of Indian River County, Florida, including all common elements and limited common elements appurtenant to said unit, 103 according to the terms of the Declaration of Condominium; TOGETHER with the exclusive use of parking space No. 33. Subject, however, to all of the provisions of the Declaration of Condominium, and grantee assumes and agrees to observe and to perform all the obligations under the Declaration, including but not limited to the payment of assessments for the maintenance and operation of the unit and condominium.

IN WITNESS WHEREOF, Riverview Condominium Association of Vero Beach has caused this Certificate to be executed by its duly authorized officers this 3rd day of March, 2013-2015

Christopher Mowbray
(President)

John Watson
(Secretary) TREASURER

(corporate seal)

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

Before me personally appeared Christopher Mowbray and John Watson to me well known to be the individuals described by presenting Florida drivers licenses, and who executed the foregoing instrument as such President and Secretary respectively of said association, and that the seal affixed to the foregoing instrument is the corporate seal of said association and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said association.

WITNESS my hand and official seal this 3rd day of March, 2013-2015



Darcy Bacon
Notary Public
State of Florida
MY COMMISSION # FF 72970
Expires: November 24, 2017

Darcy Bacon
Notary Public

My commission expires: November 24, 2017

WAIVER OF RIGHT OF FIRST REFUSAL

Pertaining to Unit # 103

The undersigned hereby waives the Right of First Refusal set forth in Paragraph 26, Sales and Leasing of Units, Right of First Refusal in Association, Exceptions, of the Declaration of Condominium Establishing Riverview Condominium dated April 9, 1980, and recorded in O.R. Book 600, Page 2676, Public Records of Indian River County, Florida. In witness whereof, THE RIVERVIEW CONDOMINIUM ASS'N has caused this Waiver to be executed by its duly authorized officers this 3RD day of March, 2013, 2015

THE RIVERVIEW CONDOMINIUM, INC.

by: John Watson
(President) ~~TREASURER~~

Attest: Christopher Moynihan
~~(Secretary)~~ ~~TREASURER~~

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I hereby certify that before me, personally Christopher Moynihan and John Watson appeared to me known to be the individuals described in and who executed the foregoing instrument as President and Secretary of the above-named THE RIVERVIEW CONDOMINIUM, INC., and they acknowledged to and before me that they executed such instrument as President and Secretary, respectively of said association, and that the seal affixed to the foregoing instrument is the corporate seal of said association and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said association. Said individuals produced their Florida Driver's licenses as identification and did not take an oath.



Darcy Bacon
Notary Public
State of Florida
MY COMMISSION # FF 72970
Expires: November 24, 2017

[Signature]
(Notary Public, State of Florida)

My commission Expires: November 24, 2017