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This Document Prepared By and Return to:

Bruce D. Barkett, Esq.  
Collins, Brown, Barkett,  
Garavaglia & Lawn, Chartered  
756 Beachland Blvd.  
Vero Beach, FL 32963

Parcel ID Number: 32-40-32-00017-0030-00029/0

## Warranty Deed

This Indenture, Made this 19<sup>th</sup> day of May, 2015 A.D., Between  
Richard J. Fitz-Harris and Mimi E. Fitz-Harris, husband and wife

of the County of Monroe, State of New York, grantors, and  
J. Bruce Gallemore and Theresa E. Gallemore, husband and wife

whose address is: 3409 Spring Lake Terrace, Fairfax, VA 22030

of the County of Faifax, State of Florida, grantees.

Witnesseth that the GRANTORS, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have  
granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of Indian River State of Florida to wit:

Apartment #C-29 of OCEAN TOWERS, a Condominium, according to The  
Declaration of Condominium recorded in O.R. Book 387, Page 791, and  
all exhibits and amendments thereof, Public Records of Indian River  
County, Florida.

Subject to restrictions, reservations and easements of record, if  
any, and taxes subsequent to December 31, 2014.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Printed Name: Lindsay A. Rocher  
Witness

Richard J. Fitz-Harris (Seal)  
Richard J. Fitz-Harris  
P.O. Address: 1014 Greenleaf Road, Rochester, NY 14612

[Signature]  
Printed Name: Salvatore Paterako  
Witness

Mimi E. Fitz-Harris (Seal)  
Mimi E. Fitz-Harris  
P.O. Address: 1014 Greenleaf Road, Rochester, NY 14612

STATE OF New York  
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of May, 2015 by  
Richard J. Fitz-Harris and Mimi E. Fitz-Harris, husband and wife

who are personally known to me or who have produced their [Signature] as identification.

Printed Name: Sabine Taylor  
Notary Public  
My Commission Expires: [Signature]

SABINE TAYLOR  
Notary Public, State of New York  
No. 01TA5069548  
Qualified in Monroe County  
My Commission Expires Nov. 25, 2018



c/o Elliott Merrill Community Management  
835 20<sup>th</sup> Place, Vero Beach, FL 32960  
Ph: (772) 569-9853; Fax: (772) 569-4300

<http://elliottmerrill.ahn09.com/OceanTowersofVeroBeach/>

In Reference To:

Condominium **2739 Ocean Drive # 29** OCEAN TOWERS CONDOMINIUM OF VERO BEACH, INC., according to the Declaration of Condominium Thereof, in Official Records Book 2669 at Page 1631, of the Public Records of Indian River County, Florida.

At the request of the owner of record of said unit, the undersigned officer of OCEAN TOWERS CONDOMINIUM OF VERO BEACH, INC. operating the above described condominium, hereby certify that: **J. BRUCE GALLEMORE AND THERESA E. GALLEMORE H/W** Purchaser(s), has (have) been duly approved by the Undersigned Association, pursuant to the provisions of the above described Declaration of Condominium.

Dated this 21<sup>st</sup> Day of April, 2015

OCEAN TOWERS OF VERO BEACH, INC.

*[Signature]*  
For the Board of Directors

SALE ONLY

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of April, 2015  
by *[Signature]* who is personally known to me or who have produced  
as identification and who did take an oath.

*[Signature]*  
Signature

Jolene K Southwick  
Printed Name

Commission Stamp/Seal:  
Commission Expires:  
Commission No:

