

COURTHOUSE BOX 43

Prepared by:  
Gloria Guzman Thomas  
Oceanside Title & Escrow  
3501 Ocean Drive  
Vero Beach, Florida 32963  
File Number: G1503074

## General Warranty Deed

Made this May 19, 2015 A.D. By **Kermit L. Wagner**, whose post office address is: 58 Dennison Road, Essex, CT 06426, hereinafter called the grantor, to **Frank R. Winders and Beverly B. Winders, Trustees of the Frank R. Winders and Beverly B. Winders Trust dated October 17, 2011**, whose post office address is: 4827 Old Trail, Frankfort, Michigan 49635, hereinafter called the grantee:

(Whenever used herein the term "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 Ten Dollars, (\$10.00) 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, viz:

Condominium Unit PH-E, HARBOUR SIDE EAST CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Records Book 593, Page 1404, as amended from time to time, of the Public Records of Indian River County, Florida.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor or any members of the household of Grantor reside thereon.

Parcel ID Number: **33-40-27-00016-0040-00005/0**

**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.

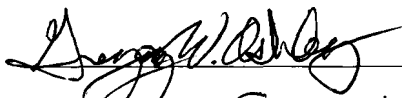
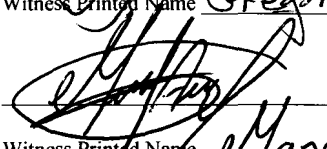
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2014.


**COURTHOUSE BOX 49**

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**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

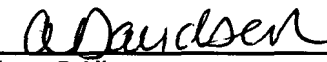
*Signed, sealed and delivered in our presence:*

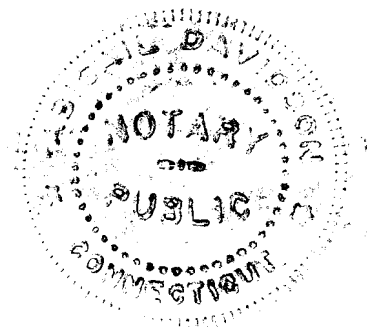
  
\_\_\_\_\_  
Witness Printed Name Gregory W. Ashley  
  
\_\_\_\_\_  
Witness Printed Name Manuel Amaya

  
\_\_\_\_\_  
**Kermit L. Wagner** (Seal)  
Address: 58 Dennison Road, Essex, CT 06426

State of Connecticut }  
County of Middlesex } ss: Essex

The foregoing instrument was acknowledged before me this 19 day of May, 2015, by Kermit L. Wagner, who is personally known to me or who has produced drivers license as identification.

  
\_\_\_\_\_  
Notary Public  
Print Name: Abigail Davidson  
My Commission Expires: 11/30/15



**HARBOURSIDE CONDOMINIUM ASSOCIATION OF VERO BEACH, INC.  
CERTIFICATE OF APPROVAL TO PURCHASE**

In Reference To:

Condominium 1825 Mooring Line Drive, Vero Beach, FL 32963, Unit PHE in HARBOUR SIDE CONDOMINIUM ASSOCIATION OF VERO BEACH, INC., according to the Declaration of Condominium thereof, in Official Records Book 641 at Page 2038, of the Public Records of Indian River County, Florida.

At the request of the owner of record of said unit, the undersigned officer of HARBOUR SIDE CONDOMINIUM ASSOCIATION OF VERO BEACH, INC., operating at the above described condominium, hereby certifies:

That Frank & Beverly Winders, as Purchaser(s), has (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 28<sup>th</sup> day of April, 2015

HARBOUR SIDE CONDOMINIUM ASSOCIATION OF  
VERO BEACH, INC.

Mark J. C.  
DIRECTOR/OFFICER

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgements personally appeared Mark Sikowitz Director and Officer acknowledged executing the foregoing Certificate of Approval freely and voluntarily under authority vested in them by the corporation and that the seal affixed thereto is the true seal of said corporation.

WITNESS my hand and official seal this 28<sup>th</sup> day of April, 2015.

Jolene K. Southwick  
NOTARY PUBLIC

My Commission expires:

