

This Instrument Prepared by and Return to:

Jason Beal

Atlantic Coastal Land Title Company, LLC

855 21st Street, Suite C

Vero Beach, Florida 32960

Our File No.: **45081701**

Property Appraisers Parcel Identification (Folio) Number: **32-40-29-00025-0000-00407/0**

Florida Documentary Stamps in the amount of **\$4,375.00** have been paid hereon.

Space above this line for Recording Data _____

WARRANTY DEED

THIS WARRANTY DEED, made the 23rd day of **July, 2015** by **Frank G. Manafort and Elizabeth C. Manafort**, his wife, whose post office address is **1233 Weathersfield Center Road, Weathersfield, VERMONT 05156** herein called the Grantors, to **Molly Floeck Howell**, a married woman, whose post office address is **4800 Highway A-1-A, #407, Vero Beach, FLORIDA 32963**, 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)

W I T N E S S E T H: That the Grantors, for and in consideration of the sum of Six Hundred Twenty-Five Thousand and 00/100 (\$625,000.00) 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, State of Florida, viz.:

Unit 207-DR, SEAQUAY, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 780, Page 2241, of the Public Records of Indian River County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Together with Parking Spaces numbered 123 and 101 according to the Declaration of Condominium.

Subject to easements, restrictions and reservations of record and taxes for the year 2015 and thereafter.

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 Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

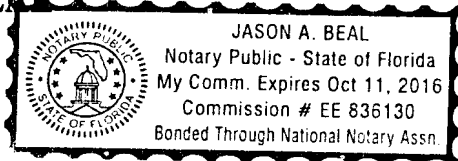
Frank G. Manafort (Seal)
Frank G. Manafort

Elizabeth C. Manafort (Seal)
Elizabeth C. Manafort

State of ~~Vermont~~ FL
County of Indian River

The foregoing instrument was acknowledged before me this 23 day of July, 2015, by Frank G. Manafort and Elizabeth C. Manafort, his wife, who are personally known to me or have produced _____ as identification.

SEAL



[Signature]
Notary Public

Printed Notary Name

My Commission Expires:

SEAQUAY CONDOMINIUM ASSOCIATION, INC.

C/O FirstService Residential
 3055 Cardinal Drive, Suite 200
 Vero Beach, FL 32963
 (772) 562-9031 or (772) 562-9998

CERTIFICATE OF APPROVAL

This is to Certify that MOLLY & DIRK HOWAL has/have been approved by the Seaquay Condominium Association, Inc. as the Purchaser of the following described property in Indian River County, Florida.

Unit No. 407, 4800 N. Hwy A1A., A Condominium, according to Declaration of Condominium thereof, recorded in Official Records Book 780, Page 2241, Public Records of Indian River County, Florida, and any amendments thereto.

Such approval has been given pursuant to the provisions of the Declaration of Condominium, of such condominium.

Dated this 17th day of June, 20 15

Seaquay Condominium Association, Inc.

By: _____

Signature

Charity Gruwell, LCAM

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 17 day of June, 2017, by CHARITY GRUWELL and _____ of the above named condominium association, on behalf of the association, who is personally known to me or who produced _____ driver's license as Identification.



BARBARA J. PELTIER
 MY COMMISSION # EE 869077
 EXPIRES: May 23, 2017
 Bonded Thru Budget Notary Services

Barbara J. Peltier
 Notary Public, State of Florida at Large
 My Commission expires: 5/23/17