

This Instrument Prepared by and Return to:
Heidi Taylor
Alliance Title of the Treasure Coast, LLC
705-E Sebastian Blvd
Sebastian, FL 32958
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
30-38-28-00003-0000-00085/0
File No.: 1506349

WARRANTY DEED

and Individually
This Warranty Deed, Made the 5 ^{Aug.} day of ~~July~~, 2015, by Eleanor Gifford, Trustee of the Elwood and Eleanor M. Gifford Revocable Living Trust dated 8/3/06, whose marital status is unmarried widow, whose post office address is: 2300 Indian Creek Blvd. West Apt C-107, Vero Beach, FL 32966, hereinafter called the "Grantor", to Helen Agro and Salvatore Agro, wife and husband, whose post office address is: 86 Rose Ann Ln Chester, NY 10918, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Two Hundred Twelve Thousand Dollars and No Cents (\$212,000.00)** 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, Florida**, to wit:

Lot 85, Collier Club, Inc., Phase 1B, according to map or plat thereof as recorded in Plat Book 15, Page 81, of the Public Records of Indian River County, Florida.

The property is the homestead of the Grantor(s).

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 2015, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: [Signature]
Printed Name: Heidi Taylor

ELEANOR GIFFORD, TRUSTEE OF THE
ELWOOD AND ELEANOR M. GIFFORD
REVOCABLE LIVING TRUST DATED 8/3/06

[Signature]
Eleanor Gifford
Trustee and Individually

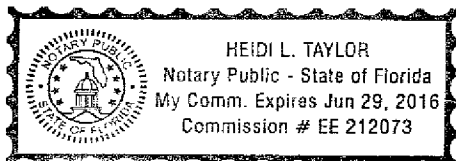
Witness Signature: [Signature]
Printed Name: Erica V. Ogilvie

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 28th day of July, 2015 by Eleanor Gifford, Trustee of the Elwood and Eleanor M. Gifford Revocable Living Trust dated 8/3/06 and Individually, who is/are personally known to me or has/have produced driver license(s) as identification.

[Signature]
Notary Public Signature
Printed Name: Heidi Taylor

My Commission Expires: _____
(SEAL)





**COLLIER CLUB HOMEOWNERS' ASSOCIATION
OF INDIAN RIVER COUNTY, INC.**


CERTIFICATE OF APPROVAL

KNOWN ALL MEN BY THESE PRESENTS, that COLLIER CLUB HOMEOWNERS' ASSOCIATION OF INDIAN RIVER COUNTY, INC., a Florida Corporation, hereby approves the PURCHASE of the following described property by: Salvatore and Helen Agro;

Lot 85, Collier Club, Phase IB PD, according to the Plat thereof, recorded in Plat Book 15, Pages 81, 81A, 81B, 81C, 81D; Public Records of Indian River County, Florida.

IN WITNESS WHEREOF, COLLIER CLUB HOMEOWNERS' ASSOCIATION OF INDIAN RIVER COUNTY, INC. has caused this Certificate to be executed by its duly authorized officers this 30 day of June, 2015.

COLLIER CLUB HOMEOWNERS' ASSOCIATION OF INDIAN RIVER COUNTY, INC.


By Steve Schnitzer, LCAM
Property Manager

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before this 30th day of June, 2015, by the Property Manager respectively, of the above corporation, on behalf of the corporation. The corporate officer is personally known to me or has produced a driver's license as identification.


Notary Public

Print Name: Debra A. Snow
Commission ID#: EE882394
Commission Expires: May 22, 2017

