

Actual consideration paid is \$ 44,000.00

Prepared by and Return to:

Darlene K. Pegg, CLC, President
Elite Title of the Treasure Coast, Inc.
3055 Cardinal Drive, Suite 105
Vero Beach, Florida 32963
Courthouse Box #82

2
\$18.50
\$308.00

Parcel ID Number: 33-39-11-00031-0000-00214/0

Warranty Deed

This Indenture, Made this 12th day of February, 2016 A.D., Between **Bluestar Financial Services, LLC** a Florida limited liability company

of the County of Indian River, State of Florida, grantor, and **Roumiana Choumarova**, a married adult

whose address is: **4756 3rd Avenue, Niagara Falls, Ontario, Canada L2E-4L6**


of the **City of Niagara Falls**, Country of **Ontario, Canada**, grantee.

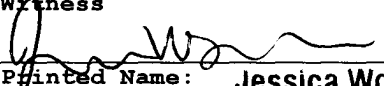
Witnesseth that the GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10) DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Indian River State of Florida to wit:
Unit 214 of Sutton Place Condominium, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 608, Page(s) 2014, of the Public Records of Indian River County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Said land is free of all encumbrances, except taxes for the year in which this deed is given; and restrictions, reservations, limitations, covenants, conditions and easements of record, if any; insofar as same are valid and enforceable (however, this clause shall not be construed to reimpose same.)

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

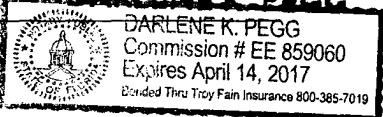
In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence: **Bluestar Financial Services, LLC** a Florida limited liability company

By: Michael R. Staller (Seal)
P.O. Address: 2148 Buena Vista Blvd, Vero Beach, FL 32960

Printed Name: **DARLENE K. PEGG**
Witness

Printed Name: **Jessica Wojciechowski**
Witness

STATE OF Florida
COUNTY OF Indian River
The foregoing instrument was acknowledged before me this 12 day of February, 2016 by **Michael R. Staller, Manager of Bluestar Financial Services, LLC**

who is personally known to me or who has produced his Valid Driver's License as identification.

Printed Name: **DARLENE K. PEGG**
Notary Public
My Commission Expires:

Recorded Thru Tracy Fain Insurance 800-365-7019

SUTTON PLACE CONDOMINIUM ASSOCIATION OF
VERO BEACH INC.

CERTIFICATE OF APPROVAL

NAME; Roumiana Marinova Choumarova

Are (is) approved by Sutton Place Condominium Association Inc. a Florida Corporation
Not-for-Profit, as Purchaser and of the following described property in Indian River
County Florida 32960

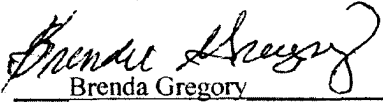
UNIT # 214 at 1555 14th Ave. Vero Beach FL 32960

CONDOMINIUM ASSOCIATION INC. recorded in the Official Records Book 608,
Page 2014 the Public Records of Indian River County, Florida. Together with its
undivided share in the common elements and any amendments thereto.

Dated this day of 10th ~~2015~~ 2016

By: Sutton Place Condominium Association of Vero Beach Inc.

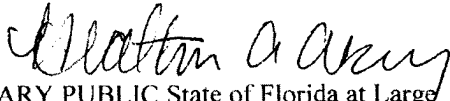
President,


Brenda Gregory

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THE FOREGOING INSTRUMENT was acknowledged before me this 10 day
of Feb, 2016 by Brenda Gregory and _____
who are Treasurer of said Corporation and are well
known to me or provided identification in the form of FDL, was examined
by me, and who did (did) take an oath. They acknowledged executing the same
freely and voluntarily under authority vested in them by said Corporation.

WITNESS my hand and official seal in County and State last aforesaid this 10 day
of, Feb 20 16


NOTARY PUBLIC State of Florida at Large
My Commission Expires: April 16 2018



Heather A. Akey
State of Florida
My Commission Expires 04/16/2018
Commission No. FF 106285
Bonded through CNA Surety