

Actual consideration paid is \$ 255,000.00
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
Parcel ID Number: 33-40-31-00014-0010-00122/0

③ \$27.00
\$1,785.00

Warranty Deed

This Indenture, Made this 29 day of March, 2016 A.D., Between **Leone Louise Koste, an unmarried adult and Jessica Ann Koste, an unmarried adult, Individually and as Trustees of the Leone Louise Koste and Jessica Ann Koste Living Trust dated May 28, 2015** of the County of Indian River, State of Florida, grantor, and **Dennis Reilley and Joan Reilley, his wife**

whose address is: **2320 Water Oak Court SW #122, Vero Beach, FL 32962**

of the County of Indian River, State of Florida, grantees.

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 GRANTEES, the receipt whereof is hereby acknowledged, has 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:
Unit 122, Building 1, of Water Oak at Indian River Club Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 2206, Page(s) 2306, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Indian River County, Florida.

The grantor herein warrants and avers that grantor does not reside on the lands conveyed hereby, nor on contiguous land; nor is any member of grantor's family dependent upon grantor for support.

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.

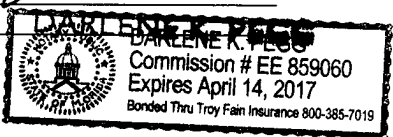
Signed, sealed and delivered in our presence:

Printed Name: DARLENE K. PEGG
Witness

The Leone Louise Koste and Jessica Ann Koste Living Trust dated May 28, 2015
By: Leone Louise Koste (Seal)
Leone Louise Koste
Individually and as Trustee
P.O. Address: 2320 Water Oak Court SW #122, Vero Beach, FL 32962

Belinda Santiso
Printed Name: Belinda Santiso
Witness

STATE OF Florida
COUNTY OF Indian River
The foregoing instrument was acknowledged before me this 29 day of March, 2016 by **Leone Louise Koste, Individually and as Trustee of the Leone Louise Koste and Jessica Ann Koste Living Trust dated May 28, 2015** who are personally known to me or who have produced their **Valid Driver's License** as identification

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


Warranty Deed

In Witness Whereof, the grantor has hereunto set its hand and seal:

The Leone Louise Koste and Jessica Ann Koste Living Trust dated May 28, 2015

Susan Maestas

Witness #1

Print name: *Susan Maestas*

Jessica Ann Koste

Jessica Ann Koste, Individually and as Trustee

7132 Avondale Road, Fort Collins, CO 80525

Sadie Lenoir

Witness #2

Print name: *Sadie Lenoir*

State of Colorado
County of Larimer

The foregoing instrument was acknowledged before me the date hereinafter given, by **Jessica Ann Koste, Individually and as Trustee of the Leone Louise Koste and Jessica Ann Koste Living Trust dated May 28, 2015**: who was either personally known to me; or produced identification of sufficient character so as to identify said individual with reasonable certainty; and who did/did not take an oath.

Witness my hand and official seal in the County and State last aforesaid, this 25th day of March, 2016.

Sadie Lenoir

Notary Public

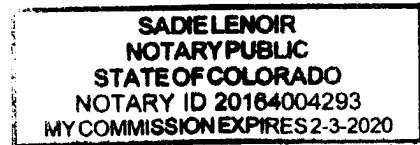
State of Colorado

My commission expires: 02-03-2020

Type of identification provided (Check One):

- Driver's License
- Other _____

(Seal)



**WATER OAK AT INDIAN RIVER CLUB
CONDOMINIUM ASSOCIATION, INC.**

C/o A. R. Choice Management, Inc.
100 Vista Royale Blvd., Vero Beach, FL 32962
(772) 567-0808, Fax: (772) 567-2551
abe@archoice.com ~ pam@archoice.com

CERTIFICATE OF APPROVAL

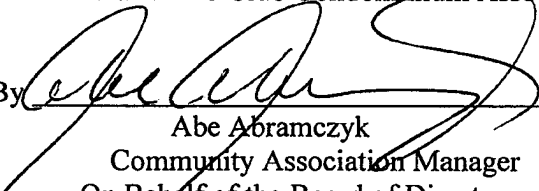
This is to certify that **Dennis and Joann Reilley** have been approved by the Water Oak at Indian River Club Condominium Association, Inc. as the Purchaser of the following described property in Indian River County, Florida.

Water Oak at Indian River Club Condominium Association, Inc. as filed in Indian River County, Florida the physical address being: 2320 Water Oak Court, SW #122 Vero Beach, FL 32962

Such approval has been given pursuant to the provisions of the Declaration of such Homeowner's Association.

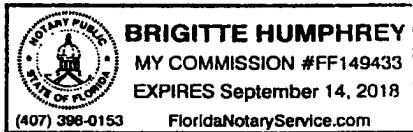
Dated this 18 day of March, 2016


Water Oak at Indian River Club Condominium Association, Inc.

By 
Abe Abramczyk
Community Association Manager
On Behalf of the Board of Directors

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 18 day of March, 2016, by Abe Abramczyk as CAM of the above named condominium association, on behalf of the association, who is personally know to




Notary Public, State of Florida at Large

My Commission expires: 9/14/18