

After Recording Return to:
Sherice Platt
Stewart Title Company
333 17th Street, Suite F
Vero Beach, FL 32960

This Instrument Prepared by:
Sherice Platt
Stewart Title Company
333 17th Street, Suite F
Vero Beach, FL 32960
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):
33-40-06-00005-0002-00205.0
File No.: 01206-48717

18.50
497

WARRANTY DEED

This Warranty Deed, Made the 22nd day of January, 2016, by Michael Garcia, an unmarried man, whose post office address is: 376 SW Egret Landings Port St. Lucie, FL 34953, hereinafter called the "Grantor", to Harry Elmer Eschbach, whose post office address is: 1901 Indian River Blvd., B205, Vero Beach, FL 32960, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$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, to wit:

Unit B-205, Pinetree Village, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 535, Pages 464 through 539, inclusive, as amended, of the Public Records of Indian River County, Florida; together with 1.528 percent interest in the common elements.

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 2016, 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

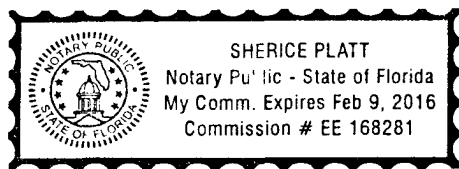
Witness Signature: Sherice Platt Michael Garcia
Printed Name: Sherice Platt Michael Garcia

Witness Signature: Cindy Silberstein
Printed Name: Cindy Silberstein

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 22nd day of January, 2016 by Michael Garcia, who is/are personally known to me or has/have produced driver license(s) as identification.

Sherice Platt My Commission Expires: 2/9/2016
Notary Public Signature (SEAL)
Printed Name: Sherice Platt



PINETREE HOMEOWNERS ASSN., INC.

1901 Indian River Blvd., Vero Beach, Florida 32960 - (772) 567-7668

CERTIFICATE OF APPROVAL

Be it Known, that PINETREE HOMEOWNERS ASSOCIATION, INC., a non-profit Florida corporation, existing under the laws of the State of Florida, having operation responsibility for PINETREE VILLAGE, a condominium, 1901 Indian River Boulevard, Vero Beach, Florida, does hereby approve the proposed sale of Unit # B205, in said condominium from the present title holder: Michael Garcia to the purchaser: Harry Elmer Eschbach or to any other present unit owner in the Condominium.

In WITNESS WHEREOF, PINETREE HOMEOWNERS ASSOCIATION, INC., has caused these presents to be executed in its name, by its proper Board Members there unto duly authorized this 8th day of January , 2016

PINETREE HOMEOWNERS ASSOCIATION, INC.



Glen Simmons, Treasurer

Member of the Board of Directors

This certificate is to be recorded in the public records of Indian River County, Florida at the expense of the purchaser, transferee or lessee. as required.