

This Document Prepared By and Return to:
Professional Title of Indian River, Inc.
1546 North Us Highway 1
Sebastian, FL 32958
P-46588

*20.50
90.50
672.00*

Parcel ID Number: 31-39-17-00004-0010-00307/0

Warranty Deed

This Indenture, Made this 21 day of March 2016 A.D., Between
Brooke Perry Pardue, Executor of the Estate of Anita R. Richards, deceased, and
Brooke Perry Pardue, Individually and as Successor Trustee of the Anita R. Richard
Revocable Trust Agreement dated October 3, 2006
of the County of _____, State of KY _____, grantor, and
Rosemary C. Abma
whose address is: 6175 Mirror Lake Drive S #307, Sebastian, Fl. 32958
of the County of Indian River, State of Florida _____, 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:
Apartment Unit 307 of Reflections on the River, #1, a Condominium
according to the Declaration of Condominium thereof, recorded in
Official Records Book 674, Page(s) 1752, of the Public Records of Indian
River County, Florida, and any amendments thereto, together with its
undivided share in the common elements.

Grantor(s) further warrant that the above described property is not their homestead.

Subject to all valid restrictions, reservations, easements and zoning of record.
Grantor(s) further warrants under oath that John L. Richards, Sr. and Anita R. Richards were continuously
married from the date they acquired title to the above described property until the time of Richard L. Richards,
Sr. death.
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 her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Thomas R. Pardue Jr.
Printed Name: Thomas R. Pardue Jr.

Witness
Robert P. Givens
Printed Name: Robert P. Givens

Witness

Brooke Perry Pardue (Seal)

Brooke Perry Pardue, as Personal
Representative of the Estate of Anita R.
Richards 1711 Gresham Rd, Louisville, KY 40205
P.O. Address:

Brooke Perry Pardue (Seal)
Brooke Perry Pardue, Individually and as
Trustee of the Anita R. Richards
Revocable Trust dated October 3, 2006
P.O. Address:
1711 Gresham Road, Louisville, KY 40205

STATE OF KY
COUNTY OF Jefferson

The foregoing instrument was acknowledged before me this 21 day of March 2016 by
Brooke Perry Pardue, as personal Representative of the Estate of Anita R. Richards and
Brooke Perry Pardue, Individually and as Successor Trustee of the Anita R. Richards
Revocable Trust dated October 3, 2006
who is personally known to me or who has produced her Driver's license as identification.



Sharon Hatfield Hatfield
Printed Name: Sharon Hatfield Hatfield
Notary Public
My Commission Expires: 12/01/2018

Reflections on the River Condominium Association, Inc.
c/o A.R.Choice Management, Inc.
100 Vista Royale Blvd., Vero Beach, Fl 32962
Phone (772) 567-0808 - Fax (772) 567-2551
Dave@archoice.com - Brigitte@archoice.com

CERTIFICATE OF APPROVAL

ROSEMARY ABMA is/are approved by
Reflections on the River Condominium Association, Inc., a Florida Corporation, not-
for-profit, as the ~~lessee~~/Purchaser of the following described property in Indian River
County, Florida.

Condominium Bldg.# I Unit 307 Reflections on the River, a Condominium
according to the Declaration of Condominium recorded in the Official Records.

Dated this 3rd day of MARCH, 2016

REFLECTIONS ON THE RIVER CONDOMINIUM ASSOCIATION, INC.

Audrey Bushey
President, Audrey Bushey

Phyllis B. Keith
Sales & Lease Secretary, Phyllis B. Keith

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THE FOREGOING INSTRUMENT was acknowledged before me this 3 day of
MARCH, 2016, by Audrey Bushey, President, of the above named
condominium association, on behalf of the association, (X) who is personally
known to me or () have produced identification in the form of _____
which was examined by me, and who (did) or (did not) take an oath.

Sharon A. Cartwright
Notary Public, State of Florida at Large
My Commission expires:

