

Actual consideration paid is \$ 370,000.00

Prepared by and Return to:

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

⑤ \$18.50  
⑤ \$2,590.00  
Parcel ID Number: 33-40-27-00021-0000-02070/0

## Warranty Deed

This Indenture, Made this 15<sup>th</sup> day of April, 2016 A.D., Between  
**Mary A. Zimmerman, an unmarried adult, Individually and as Trustee of  
the Henry A. Zimmerman Credit Shelter Trust dated July 5, 1980**  
of the County of **Cuyahoga**, State of **Ohio**, grantor, and  
**Christopher Higgins and Martha Higgins, his wife**

whose address is: **33 Naples Road, Brookline, MA 02446**

of the County of **Norfolk**, State of **Massachusetts**, 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 2070 of The River Mews, a Condominium according to the  
Declaration of Condominium thereof, recorded in Official Records Book  
651, Page(s) 2824, 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:

**The Mary A. Zimmerman Trust dated  
March 7, 1994**

By: Mary A Zimmerman (Seal)  
**Mary A. Zimmerman**  
**Individually and as Trustee**  
P.O. Address: **345 Hamlet Hills Drive, Apt 111**  
**Chagrin Falls, OH 44022**

Keith R Woodall  
Printed Name: KEITH R WOODALL  
Witness

Jessie L Bentin  
Printed Name: Jessie L Bentin  
Witness

**STATE OF Ohio  
COUNTY OF Cuyahoga**

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of April, 2016 by  
**Mary A. Zimmerman, Individually and as Trustee of the Mary A. Zimmerman  
Trust dated March 7, 1994**

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

**KEITH R. WOODALL**  
Notary Public, State of Ohio  
My Commission Expires **Oct. 20, 2018**

Keith R Woodall  
Printed Name: KEITH R WOODALL  
**Notary Public**  
My Commission Expires: 10/20/18

*The River Mews Association, Inc.***CERTIFICATE OF APPROVAL TO PURCHASE**

In Reference to:

Condominium Unit Address 2070 Las Ramblas in THE RIVER MEWS ASSOCIATION, according to the Declaration of Condominium thereof, in Official Records Book 853, at Page 675, of the Public Records of Indian River County, Florida.

At the request of the owner of records of said unit, the undersigned officers of THE RIVER MEWS CONDOMINIUM ASSOCIATION, INC. operating the above described condominium, hereby certifies:

That CHRISTOPHER HIGGINS & MARTHA HIGGINS as Purchaser(s), has (have) been duly approved by the undersigned Association, pursuant to the provisions of the above described Declaration of Condominium, with the following contingencies:

Dated this 24 day of February, 2016.

THE RIVER MEWS CONDOMINIUM ASSOCIATION, INC.

By: \_\_\_\_\_

*Christopher Higgins*  
Director

STATE OF FLORIDA                    >  
COUNTY OF INDIAN RIVER        >

I HEREBY CERTIFY that on this day before me, an officer duly authorize in the State and County aforesaid to take acknowledgements personally appeared CHRISTINE HUGHES Director and Officer, acknowledged executing the foregoing Certificate of Approval freely and voluntarily under authority vested in him/her by the corporation and that the seal affixed thereto is the true seal of said corporation.

WITNESS my hand and official seal this 24<sup>th</sup> day of February, 2016.

*Charlotte A. Raco*  
\_\_\_\_\_  
NOTARY PUBLIC,  
State of Florida at Large

My Commission Expires:

