

Prepared By and Return To: )  
Roger W. LaJoie, Esquire )  
Roger W. LaJoie, P.A. )  
645 Beachland Blvd. )  
Suite 8 )  
Vero Beach, FL 32963 )  
Parcel I.D. NO.: 33-39-12-00026-0070-00003/0 ) This space for Recording

### WARRANTY DEED

*rec 27.00 dr. \$1. 315.00*  
**This Indenture**, is made this 17 day of May, 2016, between N. Douglas Mullins, Jr., a single person, as GRANTOR, whose address is: 5985 65<sup>th</sup> Street, Vero Beach, Florida 32967, and Gerard R. Geary and Bridget M. Geary, husband and wife, whose address is: 1166 6<sup>th</sup> Avenue, Unit 7-C, Vero Beach, Florida, 32960, as GRANTEE.

WITNESSETH that the GRANTOR, for and in consideration of the sum of Ten Dollars (\$10) and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt of which 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 Indian River County, Florida:

Unit #7C, of TROPIC GROVES VILLAS CONDOMINIUM "D", a condominium according to the Declaration of Condominium recorded in Official Records Book 583, Page 2286, as amended from time to time, Public Records of Indian River County, Florida. Together with all appurtenances to the said apartment including, but not limited to the undivided share of the common elements and rights of use to all easements.

**SUBJECT TO:** Restrictions, reservations, conditions, easements of record PROVIDED, HOWEVER, that this reference shall not serve or operate to reimpose same.

**SUBJECT TO:** Taxes and Assessments for 2016 and subsequent years.


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

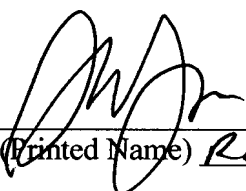
The Land described herein is not the homestead of the Grantor and neither the Grantor nor anyone for whose support the Grantor is responsible, resides on or adjacent to said Land.


**In Witness Whereof**, the Grantor has hereunder set its hand and seal the day and year

first written.

Signed, sealed, and delivered in our presence:

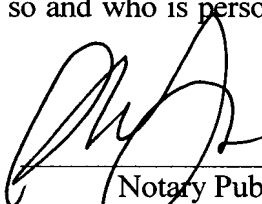
  
(Printed Name) Daryl Seewagen

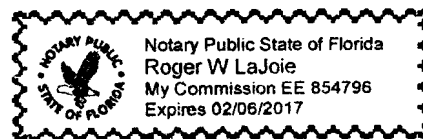
  
(Printed Name) ROGER W. LAJOIE

By:   
N. Douglas Mullins, Jr.  
5985 65<sup>th</sup> Street  
Vero Beach, Florida 32967

**STATE OF FLORIDA  
COUNTY OF INDIAN RIVER**

The foregoing instrument was acknowledged before me on this 17 day of May, 2016, by N. Douglas Mullins, Jr., who identified this instrument as a Warranty Deed, who signed the instrument willingly with full and complete authority to do so and who is personally known to me or produced FLDL as identification.

  
\_\_\_\_\_  
Notary Public  
State of Florida  
My Commission Expires:



**CERTIFICATE OF APPROVAL TO PURCHASE  
TROPIC GROVES VILLAS  
CONDOMINIUM ASSOCIATION**

In Reference To:

Condominium Unit 7C in TROPIC GROVES VILLAS CONDOMINIUM according to the Declaration of Condominium thereof, in Official Records Book \_\_\_\_\_ at Page \_\_\_\_\_, of the Public Records of Indian River County, Florida.

At the request of the owner of record of said unit, the undersigned officers of TROPIC GROVES VILLAS CONDOMINIUM, INC., operating the above described condominium, hereby certify that:

Gerard R Geary and Bridget M. Geary  
as Purchaser(s), has (have) been duly approved by the undersigned Association, pursuant to the provisions of the above described Declaration of Condominium.

Dated This 13 Day of May, 2016.

TROPIC GROVES VILLAS CONDOMINIUM ASSOCIATION, INC.

BY: Kathy L. Flynn  
VP Tropic Grove Villas  
BY: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgements personally appeared Kathy L. Flynn, that he (they) acknowledge executing the foregoing Certificate of Approval freely and voluntarily under the authority vested in them by the corporation and that the seal affixed hereto is the true seal of said corporation.

WITNESS my hand and official seal

this 13th day of May, 2016.

Patricia B. Ollis  
NOTARY PUBLIC

My commission expires:



Patricia B. Ollis  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF916615  
Expires 10/12/2019