

Treasure Coast Title Agency of Vero, Inc.
3375 20th Street, Suite 130
Vero Beach, FL 32960
P: 772-299-5022 Fax: 772-299-5026
Courthouse Box # 60

Record: \$ 27.00
Doc Stamps: \$ 1,260.00
#16-5610W

This Document Prepared By and Return to:
Pamela S. Canady, CLC
Treasure Coast Title Agency of Vero, Inc.
3375 20th Street, Suite 130
Vero Beach, FL 32960

Parcel ID Number: 32392300024040000206.0

Warranty Deed

This Indenture, Made this 16 day of May, 2016 A.D., Between
Sunset Hill Corporation, a New York Corporation

of the County of _____, State of **New York**, grantor, and
Roger A. Dahlberg and Gail A. Dahlberg, husband and wife

whose address is: **5045 Fairways Circle, #D206, Vero Beach, FL 32967**

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 206, Building 400, Fairways at Grand Harbor, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1699, Page 1327, and all amendments thereto, of the Public Records of Indian River County, Florida, together with an undivided interest in the common elements appurtenant thereto.

TOGETHER WITH GARAGE PARKING SPACE ASSIGNMENT #D206.

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:

Christian Pesano
Printed Name: Christian Pesano
Witness

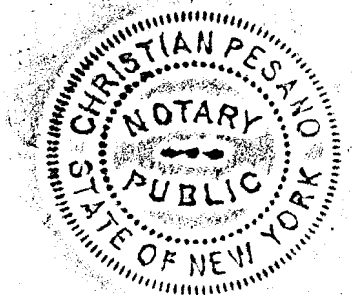
Robin J. Riddick
Printed Name: Robin J. Riddick
Witness

Sunset Hill Corporation, a New York Corporation
By: *Frederick M. Ellis, Jr.* (Seal)
Frederick M. Ellis, Jr.
President and CEO
P.O. Address: 100 S. Parlman Road, Lagrangeville, NY 12540
By: *Regina C. Ellis* (Seal)
Regina C. Ellis, Vice President
P.O. Address: 100 S. Parlman Road, Lagrangeville, NY 12540

(Corporate Seal)

STATE OF New York
COUNTY OF Dutchess

The foregoing instrument was acknowledged before me this 16 day of May, 2016 by
Frederick M. Ellis, Jr., President and CEO and Regina C. Ellis, Vice President of Sunset Hill Corporation, a New York Corporation
who are personally known to me or who have produced their **New York State Driver's Licenses** as identification.



Christian Pesano
Printed Name: Christian Pesano
Notary Public
My Commission Expires: August 8 2019
Christian Pesano
Notary Public, State of New York
No. 01PE6246094
Qualified in Dutchess County
Commission Expires August 8th, 2019

Fairways at Grand Harbor Condominium Association, Inc.
CERTIFICATE OF APPROVAL LEASE OR PURCHASE

_____ Roger and Gail Dahlberg _____

is approved by Fairways at Grand Harbor Condominium Association, Inc. A Florida Corporation Not-For-Profit, as Purchaser of the following described property in Indian River County, Florida.

Unit # 206 Condominium Building D of FAIRWAYS at GRAND HARBOR CONDOMINIUM ASSOCIATION, INC. recorded in the Official Book 1699 Page 1327 of the Public Records of Indian River County, Florida.

Dated this 12th day of May, 2016

By:

Fairways at Grand Harbor Condominium Association, Inc.

Karli Aguirre CAM for Jeffrey Devore
Community Association Manager

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THE FOREGOING INSTRUMENT was acknowledged before me on the 12th day of May, 2016 by Karli Aguirre who is the Community Association Manager of said corporation and is well known to me, who is freely and voluntarily under the authority vested in them by said corporation, and that the seal affixed thereto is the true corporation seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 12th day of May, 2016.

Tracy L. Isaacs
NOTARY PUBLIC, State of Florida at Large

My Commission Expires:



CERTIFICATE OF GARAGE SPACE ASSIGNMENT

FAIRWAYS AT GRAND HARBOR, CONDOMINIUM ASSOCIATION, INC.

Garage Space No. CG26 at FAIRWAYS AT GRAND HARBOR is assigned to:

Purchaser: GAIL A. + ROGER A. DAHLBERG

Building No. D, Unit No. 206, of FAIRWAYS AT GRAND HARBOR CONDOMINIUM ASSOCIATION, Inc.

This Assignment is subject to the terms, conditions and limitations of the Declaration of Condominiums of FAIRWAYS AT GRAND HARBOR CONDOMINIUM ASSOCIATION, INC., and its Exhibits and Amendments thereto and to the Rules and Regulations of FAIRWAYS AT GRAND HARBOR CONDOMINIUM ASSOCIATION, INC. ("Condominium Association"), as may be promulgated from time to time by the Board of Directors of the Condominium Association.

This original Assignment shall be filed with the Condominium Association and a duplicate original thereof given to the Unit Owner (Purchaser).

Date: May 18th, 2016

Sunset Hill Corporation, a New York Corporation

By: *Frederick M. Ellis, Jr.*
Unit Owner (Seller)

Frederick M. Ellis, Jr., President & CEO
Print Name

By: *Regina C. Ellis*
Unit Owner (Seller)

Regina C. Ellis, Vice President
Print Name

Acceptance of Assignment:

Roger A. Dahlberg
Unit Owner - Purchaser

ROGER A. DAHLBERG
Print Name

Gail A. Dahlberg
Unit Owner - Purchaser

GAIL A. DAHLBERG
Print Name

Dated: 4.29.16