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Prepared by and return to:  
Samuel A Block  
Attorney at Law  
Block & Scarpa  
1555 Indian River Boulevard B-125  
Vero Beach, FL 32960  
772-794-1918  
File Number: 8659.0000002  
Will Call No.:

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 18 day of May, 2016 between Diane Friedman, Individually and as Personal Representative(s) of the Estate of John B. Wassung, deceased whose post office address is 2525 Laurel Valley Garth, Abingdon, MD 21009, grantor, and Elizabeth L. Pearson whose post office address is 1053 West Lakeview Dr, Sebastian, FL 32958, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Indian River County, Florida to-wit:

Apartment Unit #14-C-1, Building 14, TIMBER RIDGE VILLAGE II, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 784, Page 2069, Public Records of Indian River County, Florida

Parcel Identification Number: 33-39-24-00016-0140-00003/1

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is, as stated above.

**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 December 31, 2015.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTimes

Signed, sealed and delivered in our presence:

Barbara Murray  
 Witness Name: BARBARA MURRAY

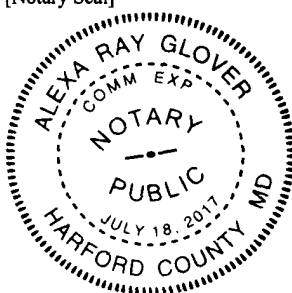
Alexa Ray Glover  
 Witness Name: ALEXA RAY GLOVER

Diane Friedman  
 Diane Friedman, Individually and as Personal  
 Representative, The Estate of John B. Wassung

State of Maryland  
 County of Harford

The foregoing instrument was acknowledged before me this 18 day of May, 2016 by Diane Friedman of the estate of John B. Wassung, deceased, who ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



Alexa Ray Glover  
 Notary Public

Printed Name: Alexa Ray Glover


My Commission Expires: July 18, 2017

**Timber Ridge Village II  
Condominium Association, Inc.**

c/o A.R. Choice Management  
100 Vista Royale Boulevard ~ Vero Beach, FL 32962  
Phone: (772) 567-0808 ~ Fax (772) 567-2551  
Melissa@ARChoice.com ~ Cariann@ARChoice.com

**CERTIFICATE OF APPROVAL**

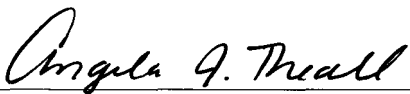
BE IT HEREBY KNOWN, that Timber Ridge Village II Condominium Association, Inc., a non-profit corporation, existing under the laws of the State of Florida, having operating responsibility for Timber Ridge Village II Condo Assoc., Inc., Vero Beach, Florida, does hereby approve the proposed Sale of **654 Centre Court SW #101**, of said Homeowners Association to: **Elizabeth L. Pearson.**

  
Melissa Romano  
Community Association Manager

5/19/2016  
Date

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared **Melissa Romano**, known to me to be the Community Association Manager of the corporation named in the foregoing certificate, and she acknowledged executing the same freely and voluntarily under authority duly vested in him by said corporation.

WITNESS my hand and official seal in the State and County last aforesaid  
this 19<sup>th</sup> day of May, 2016

  
Notary Public, State of Florida at Large  
My Commission Expires:

(NOTARY SEAL)

