

After Recording Return to:
Jo-Ann Webster
Stewart Title Company
333 17th Street, Suite F
Vero Beach, FL 32960

This Instrument Prepared by:
Jo-Ann Webster
Stewart Title Company
333 17th Street, Suite F
Vero Beach, FL 32960
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
33-39-01-00062-0001-00107.0
File No.: 01206-54229

cc 45-
DS 507.50

WARRANTY DEED

This Warranty Deed, Made the 13 day of May, 2016, by **Sarah Culbertson, nka Sara Nau, Gretchen Culbertson, and Edward Andrew Culbertson**, whose post office address is: 122S. Michigan Ave #1810, Chicago, IL 60603, hereinafter called the "Grantor", to **Terry Trost**, whose post office address is: 2354 Silverpoint Drive, Waterford, MI 48328, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Indian River County, Florida**, to wit:

Unit 107, Riverview Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Record Book 600, Page 2674, Public Records of Indian River County, Florida, as amended, together with all of its appurtenances, including an undivided interest in the common elements and limited common elements appurtenant thereto, according to said Declaration of Condominium.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: Christina Barthby Sarah Culbertson, nka Sara Nau
Printed Name: Christina Barthby Sarah Culbertson, nka Sara Nau

Witness Signature: Alex Kranton
Printed Name: Alex Kranton

State of Illinois
County of Cook

The foregoing instrument was acknowledged before me this 13TH day of May, 2016 by Sarah Culbertson, nka Sara Nau, who is/are personally known to me or has/have produced drivers license(s) as identification.

ILA Patel
Notary Public Signature
Printed Name: 3-23-2017

My Commission Expires: 3-23-2017
(SEAL)



Witness Signature: [Signature]
Printed Name: Alison Holmes

[Signature]
Gretchen Culbertson

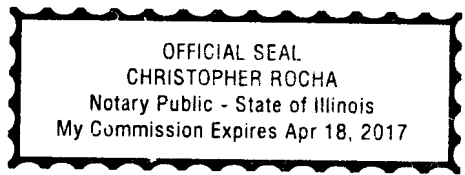
Witness Signature: [Signature]
Printed Name: Meghan Pulte

State of Illinois
County of Cook

The foregoing instrument was acknowledged before me this 12th day of May, 2016 by Gretchen Culbertson, who is/are personally known to me or has/have produced drivers license(s) as identification.

[Signature]
Notary Public Signature
Printed Name: christopher Rocha

My Commission Expires: April 18, 2017



Witness Signature:

Printed Name:

[Signature]
NATHAN McELLIOTT

[Signature]
Edward Andrew Culbertson

Witness Signature:

Printed Name:

[Signature]
John Durham

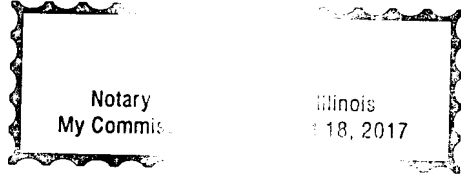
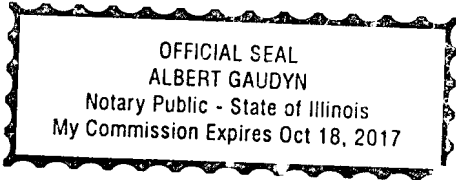
State of Illinois

County of Cook

The foregoing instrument was acknowledged before me this 12 day of May, 2016 by Edward Andrew Culbertson, who is/are personally known to me or has/have produced drivers license(s) as identification.

[Signature]
Notary Public Signature
Printed Name: Albert Gaudyn

My Commission Expires: 10/18/17



54229

CERTIFICATE OF APPROVAL

KNOW ALL BY THESE PRESENTS, that, The Riverview Condominium, Inc., a Florida corporation, hereby approves the ownership of the following described property by:

Terry Trust
(Applicant)

to-wit:

Unit 107 of RIVERVIEW CONDOMINIUM, according to the Declaration of Condominium recorded in Official Records Book 600, Page 2674 of the Public Records of Indian River County, Florida, including all common elements and limited common elements appurtenant to said unit, 107 according to the terms of the Declaration of Condominium; TOGETHER with the exclusive use of parking space No. 21. Subject, however, to all of the provisions of the Declaration of Condominium, and grantee assumes and agrees to observe and to perform all the obligations under the Declaration, including but not limited to the payment of assessments for the maintenance and operation of the unit and condominium.

IN WITNESS WHEREOF, Riverview Condominium Association of Vero Beach has caused this Certificate to be executed by its duly authorized officers this 28 day of April 2016.

John J. Watson
(President)

Carole Merchant
(Secretary)

(Corporate seal)



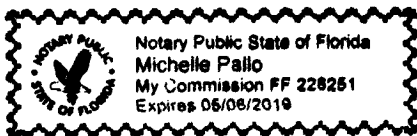
STATE OF FLORIDA
COUNTY OF INDIAN RIVER

Before me personally appeared John Watson and Carole Merchant to me well known to be the individuals described by presenting Florida drivers licenses, and who executed the foregoing instrument as such President and Secretary respectively of said association, and that the seal affixed to the foregoing instrument is the corporate seal of said association and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said association.

WITNESS my hand and official seal this 28 day of April, 2015.

Michelle Pallo
Notary Public

My commission expires: 5/6/19



WAIVER OF RIGHT OF FIRST REFUSAL

Pertaining to Unit # 107

The undersigned hereby waives the Right of First Refusal set forth in Paragraph 26, Sales and Leasing of Units, Right of First Refusal in Association, Exceptions, of the Declaration of Condominium Establishing Riverview Condominium dated April 9, 1980, and recorded in O.R. Book 600, Page 2676, Public Records of Indian River County, Florida. In witness whereof, THE RIVERVIEW CONDOMINIUM ASS'N has caused this Waiver to be executed by its duly authorized officers this 28 day of April, 2016.

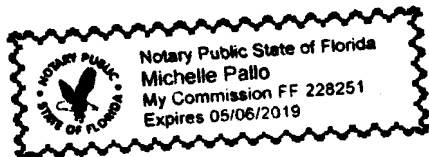
THE RIVERVIEW CONDOMINIUM, INC.

By: John T. Watson
(President)

Attest: Carole Merchant
(Secretary)

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I hereby certify that before me, personally John Watson and Carole Merchant appeared to me, known to be the individuals described in and who executed the foregoing instrument as President and Secretary of the above-named THE RIVERVIEW CONDOMINIUM, INC., and they acknowledged to and before me that they executed said instrument as President and Secretary, respectively of said association, and that said instrument is the free act and deed of said association. Said individuals are personally known to me, or produced _____ as identification.



Michelle Pallo
(Notary Public, State of Florida)

My commission expires: 5/6/19