

COURTHOUSE BOX 49

Prepared by:
Gloria Guzman Thomas
Oceanside Title & Escrow
3501 Ocean Drive
Vero Beach, Florida 32963
File Number: G1607035OR

General Warranty Deed

Made this August 22, 2016 A.D. By **James R. Ottesen, a single man, Individually and as Trustee of the James R. Ottesen Living Trust UAD April 16, 1998, as amended and restated on February 21, 2013**, whose address is: 2350 Indian Creek Blvd West Apt D-215, Vero Beach, FL 32966, hereinafter called the grantor, to **Thomas D. Chard and Nancy P. Chard, husband and wife**, whose post office address is: 35 Candlewyck Terrace, Portland, ME 04102, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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, viz:

Unit G-23 of HARMONY ISLAND, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 796, Page 338, of the Public Records of Indian River County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel ID Number: **32-39-23-00003-0007-00023.0**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

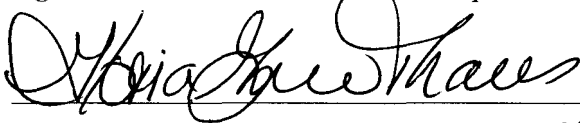
To Have and to Hold, the same in fee simple forever.

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.

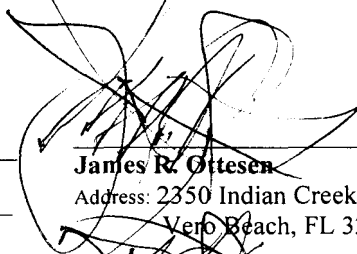
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Vero Beach, Florida 32963
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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

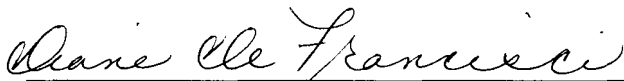


Witness Printed Name GLORIA GUZMAN THOMAS



(Seal)

James R. Ottesen
Address: 2350 Indian Creek Blvd West Apt D-215,
Vero Beach, FL 32966



Witness Printed Name DIANE DEFRANCISCI



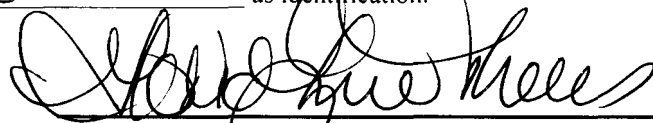
(Seal)

James R. Ottesen, as Trustee of the James R. Ottesen Living Trust UAD April 16, 1998 as amended and restated on February 21, 2013

Address: 2350 Indian Creek Blvd West Apt D-215
Vero Beach, FL 32966

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 22 day of August, 2016, by James R. Ottesen, Individually and as Trustee of the James R. Ottesen Living Trust UAD April 16, 1998 as amended and restated on February 21, 2013, who is personally known to me or who has produced Driver's license as identification.

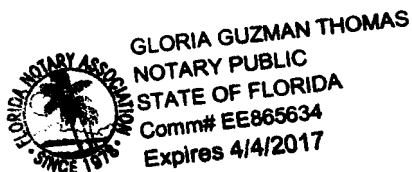


Notary Public
Print Name:

GLORIA GUZMAN THOMAS

My Commission Expires:

4/4/2017



Harmony Island Condominium Owners Association, Inc.

c/o A.R. Choice Management, Inc.
100 Vista Royale Blvd., Vero Beach, FL 32962
Phone (772) 567-0808 or Fax (772) 567-2551
Alan@archoice.com ~ michele@archoice.com

CERTIFICATE OF APPROVAL

This is to Certify, that Thomas and Nancy Chard have been approved by the Board of Directors at **Harmony Island Condominium Owners Association, Inc.** as the Purchaser of the following described property in Indian River County, Florida.

Harmony Island Building G Unit 23 BK 796 PP338/Lot 7203, the physical address being: **5025 Harmony Circle # 203 Vero Beach, FL 32967**

Such approval has been given pursuant to the provisions of the Declaration of Covenants of such association.

Dated this 8th day of August, 2016.

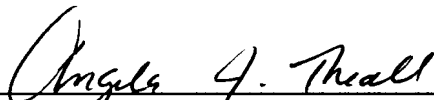
Harmony Island Condominium Owners Association, Inc.

By 
Alan P. Romano, Community Association Manager
On Behalf of the Board of Directors for Harmony Island
Condominium Owners Association, Inc.

STATE OF FLORIDA COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 8th day of August, 2016, by Alan P. Romano on behalf of the association, who is personally known to me.




Notary Public, State of Florida at Large
My Commission expires: 1/8/19