

Prepared by and return to:  
**Michele S. Scully**

**Barry G. Segal, P.A.**  
**3096 Cardinal Drive Suite 2C**  
**Vero Beach, FL 32963**  
**772-567-5552**  
File Number: **17-498**  
Will Call No.: **Box 92**

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 9th day of **June, 2017** between **Thomas M. Cullen, individually and as Trustee of the Ruby Real Estate Trust u/a/d 12/10/2009** whose post office address is **3554 Ocean Drive, Unit 404N, Vero Beach, FL 32963**, grantor, and **The Narrows, LLC, a Virginia limited liability company** whose post office address is **2911 Cardinal Drive, Attention: Thomas Vandeventer, Vero Beach, FL 32963**, 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:

**Condominium Unit 404 of THE VILLAGE SPIRE NORTH, a Condominium, according to The Declaration of Condominium recorded in O. R. Book 421, Page 78, and all exhibits and amendments thereof, Public Records of Indian River County, Florida.**

**Parcel Identification Number: 32-40-32-00019-0010-00040/4**

**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: 50 Metacomet Way, Marshfield, MA 02050.**

**Thomas M. Cullen is executing of this instrument in an individual capacity for the sole purpose of conveying the title to the property in the event of a merger of the legal and equitable estates as the grantor-trustee.**

**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, 2016**.

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

Signed, sealed and delivered in our presence:

Cynthia S. Cullen  
 Witness Name: Cynthia S. Cullen

Kelly Van Dyke  
 Witness Name: Kelly Van Dyke

Thomas M. Cullen  
 Thomas M. Cullen, individually and as Trustee

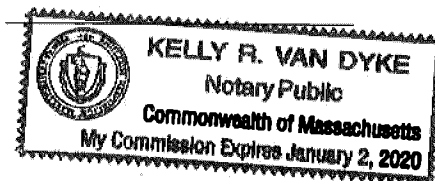
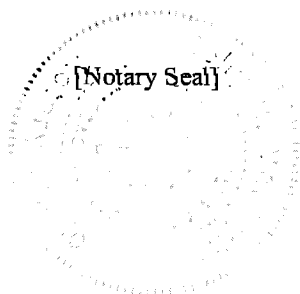
State of Massachusetts  
 County of Plymouth

The foregoing instrument was acknowledged before me this 8th day of June, 2017 by Thomas M. Cullen as individually and as Trustee of the Ruby Real Estate Trust u/a/d 12/10/2009, who ☒ is personally known or [X] has produced a driver's license as identification.

Kelly Van Dyke  
 Notary Public

Printed Name: Kelly Van Dyke

My Commission Expires:



# The Village Spires

## The Village Spires Condominium Association

c/o Elliott Merrill Community Management

835 20<sup>th</sup> Place, Vero Beach, FL 32960

Ph: (772) 569-9853; Fax: (772) 569-4300

[www.elliottmerrill.com](http://www.elliottmerrill.com)

In Reference To:

Condominium **3554 Ocean Drive # 404N** VILLAGE SPIRES CONDOMINIUM ASSOCIATION, INC., according to the Declaration of Condominium Thereof, in Official Records Book 421 at Page 78, of the Public Records of Indian River County, Florida.

At the request of the owner of record of said unit, the undersigned President & Secretary of VILLAGE SPIRES CONDOMINIUM ASSOCIATION, INC. operating the above described condominium, hereby certify that: **The Narrows, LLC** Purchaser(s), has (have) been duly approved by the Undersigned Association, pursuant to the provisions of the above described Declaration of Condominium.

Dated this 16 Day of May, 2017

VILLAGE SPIRES CONDOMINIUM ASSOCIATION, INC.

[Signature]  
For the Board of Directors

### SALE ONLY

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of May, 2017 by [Signature] who is personally known to me or who have produced [Signature] as identification and who did take an oath.

[Signature]  
Signature

Jolene K Southwick  
Printed Name

Commission Stamp/Seal:  
Commission Expires:  
Commission No:

