

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):  
31-39-17-00006-0000-00102/0  
File No.: 128791

### WARRANTY DEED

This Warranty Deed, Made the 14<sup>th</sup> day of July, 2017, by Michael R. Cipriano and Kathleen Suprenant, husband and wife, whose post office address is: 447 Nikomas Way, Melbourne Beach, FL 32951, hereinafter called the "Grantor", to Lonnie Yonce and Patricia Horan, <sup>Yonce</sup> husband and wife, whose post office address is: 6240 East Mirror Lake Dr # 102, Sebastian, FL 32958 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:

Apartment Unit 102, Reflections on the River VIII, a Condominium, according to the declaration of Condominium, dated August 9, 1990, and recorded in OR Book 872, Page 536, of the Public Records of Indian River County, Florida, as amended, including all common elements and limited common elements appurtenant thereto, according to the terms of the Declaration of Condominium. Subject, however, to all of the provisions of the Declaration of Condominium. Together with Parking Space #27.

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, 2016, 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: [Signature]  
Printed Name: Christine & Nicole

[Signature]  
Michael R. Cipriano

Witness Signature: [Signature]  
Printed Name: Jesse M. Minella

[Signature]  
Kathleen Suprenant

State of Connecticut  
County of Hartford

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of July, 2017 by **Michael R. Cipriano and Kathleen Suprenant, husband and wife**, who has produced driver license(s) as identification.

[Signature]  
Notary Public Signature  
Printed Name: Jesse M. Minella

My Commission Expires: 07-31-2022  
(SEAL)

**JESSE M. MINELLA**  
**NOTARY PUBLIC**  
MY COMMISSION EXPIRES 07/31/2022



**Reflections on the River Condominium Association, Inc.**  
**c/o A.R.Choice Management, Inc.**  
**100 Vista Royale Blvd., Vero Beach, Fl 32962**  
**Phone (772) 567-0808 - Fax (772) 567-2551**  
**Dave@archoice.com - Brittze@archoices.com**

**CERTIFICATE OF APPROVAL**

Lonnie + Patricia Vance are approved by Reflections on the River Condominium Association, Inc., a Florida Corporation, not-for-profit, as the Lessee/Purchaser of the following described property in Indian River County, Florida.

Condominium Bldg # VIII Unit 102 Reflections on the River, a Condominium according to the Declaration of Condominium recorded in the Official Records.

Dated this 20<sup>th</sup> day of June, 2017

**REFLECTIONS ON THE RIVER CONDOMINIUM ASSOCIATION, INC.**

Eugene M. Johnson  
 Vice President, Audrey Bushay Eugene Johnson

Phyllis B. Keith  
 Sales & Lease Secretary, Phyllis B. Keith

**STATE OF FLORIDA**  
**COUNTY OF INDIAN RIVER**

THE FOREGOING INSTRUMENT was acknowledged before me this 20<sup>th</sup> day of June, 2017, by Eugene M. Johnson, President, of the above named condominium association, on behalf of the association, (X) who is personally known to me or ( ) have produced identification in the form of \_\_\_\_\_ which was examined by me, and who (did) or (did not) take an oath.

Sharon A. Cartwright  
 Notary Public, State of Florida at Large  
 My Commission expires:

