

Prepared by and return to:
William J. Stewart

Rossway Swan Tierney Barry Lacey & Oliver P.L.
2101 Indian River Blvd. Suite 200
Vero Beach, FL 32960
772-231-4440
File Number: **45204-001**
Will Call No.: **87**

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Warranty Deed

This Warranty Deed made as of this 8th day of August, 2017 between **Joseph A. Morris** whose post office address is **7745 Indian Oaks Drive, H214, Vero Beach, FL 32966-5143**, grantor, and **Judith E. Murray**, a single woman whose post office address is **109 West Park Shore Circle, Apt. 34W, 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:

Apartment Unit No. 34 W, Building 109, of Park Shores IV, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 744, Page 1385, and all exhibits and amendments thereof, Public Records of Indian River County, Florida.

Parcel Identification Number: 32-40-18-00051-0109-00034/0

The property described above is neither the homestead of the grantor nor does it adjoin the homestead of grantor. No member of grantor's family resides on the property described above and grantor resides at: **7745 Indian Oaks Drive, H214, Vero Beach, FL 32966-5143.**

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:

Witness Name: Antonio Muñoz
 Witness Name: EILEEN M. HANLEY

Joseph A. Morris (Seal)
 Joseph A. Morris

State of Florida
 County of Indian River

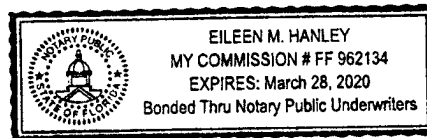
The foregoing instrument was acknowledged before me this 7th day of August, 2017 by Joseph A. Morris, who ☒ is personally known or ☐ has produced a driver's license as identification.

[Notary Seal]

Eileen M. Hanley
 Notary Public

Printed Name: EILEEN M. HANLEY

My Commission Expires: _____



CERTIFICATE OF APPROVAL TO PURCHASE

In Reference To:

Condominium 34W Building 109 in PARK SHORES OF INDIAN RIVER SHORES CONDOMINIUM, according to the Declaration of Condominium thereof, in Official Records Book 688 at Page 2630, of the Public Records of Indian River County, Florida.

At the request of the owner of record of said unit, the undersigned officers of PARK SHORES OF INDIAN RIVER SHORES CONDOMINIUM, INC., operating the above-described condominium, hereby certify that:

Judy Murray

As Purchaser(s), has (have) been duly approved by the undersigned Association, pursuant to the provisions of the above described Declaration of Condominium.

Dated this 2 Day of August, 2017

PARK SHORES OF INDIAN RIVER SHORES
CONDOMINIUM ASSOCIATION, INC.

BY:

Mary Pat Slater
For the Board of Directors

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 2nd day of August, 2017, by Mary Pat Slater as Director, who is personally known to me or who have produced identification _____ and who [] who did or [] did not take an oath.

Signature

Printed Name

Commission Stamp/Seal:
Commission Expires:
Commission No:

