

Prepared by and Return to:
Cindy Derby, an employee of
First International Title, Inc.
2034 East Sample Road
Lighthouse Point, FL 33064

File No.: 106993-22

WARRANTY DEED

This indenture made on August 8, 2017, by **Barbara Fleming** a single woman whose address is: 630 Lakeshore Drive, Delray Beach, FL 33444 hereinafter called the "grantor",
to **Stanley A. Twarog and Susan S. Twarog, husband and wife** whose address is: 28 Dana Street Cambridge, MA 02138 hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

Condominium Unit 675-204, GROVE ISLE AT VERO BEACH, PHASE I, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 723, Page 711, as amended from time to time, of the Public Records of Indian River County, Florida.

Parcel Identification Number: 33403000008000967520.04

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2016.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Barbara Fleming
Barbara Fleming

Signed, sealed and delivered in our presence:

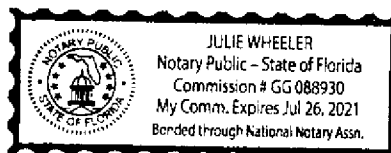
Barbara Talerico
Witness Signature
Print Name: Barbara Talerico

Julie Wheeler
Witness Signature
Print Name: Julie Wheeler

State of FLORIDA
County of Broward

The Foregoing Instrument Was Acknowledged before me on the 8 day of August 2017, by **Barbara Fleming** who is/are personally known to me or who has/have produced the following as identification: Valid Drivers License.

Julie Wheeler
Notary Public
Printed Name: Julie Wheeler
My Commission expires: 7/26/21



APPROVAL / DENIAL OF UNIT TRANSFER

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

GROVE ISLE AT VERO BEACH CONDOMINIUM ASSOCIATION by its Board of Administration has considered the application from: Stanley & Susan Twarog for the purchase of the following condominium unit:

675 W Lake Jasmine Circle Building I Unit 204 GROVE ISLE AT VERO BEACH CONDOMINIUM ASSOCIATION, INC. according to the Declaration of Condominium recorded in the Public Records of Indian River County, Florida, together with an undivided share of the common elements appurtenant thereto.

The application is hereby ☒ Approved ☐ Denied

Said decision is based upon the information submitted by the applicant and assumes its accuracy and truthfulness.

DONE AND EXECUTED this 10th day of July, 2017.

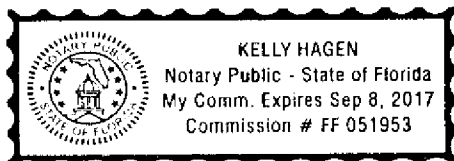
GROVE ISLE AT VERO BEACH
CONDOMINIUM ASSOCIATION INC.

By: [Signature]

ATTEST:

Kelly Hagen

The forgoing instrument was acknowledged before me this 10th day of July, 2017 by Robert Mullett who is personally known to me and who did not take an oath.



Kelly Hagen