

1 of 1
PT-4528
Rec. Fee \$ 27.00
Doc. Stps. \$1,364.30

Prepared by & return to:
Diane M. Shampine
Paradise Title, LLC
1208 U.S. Highway 1
Sebastian, Florida 32958
Incident to the issuance of title insurance.
Parcel ID #31-39-08-00004-0000-00303/0

THIS WARRANTY DEED made this 27th day of September, 2017 by

L. Joseph Stingone and Susan C. Stingone, husband and wife

hereinafter called the grantor, to

David C. O'Brien, Trustee of the David C. O'Brien Trust dated August 17, 2017

whose address is: 6138 River Run Drive, Sebastian, Florida 32958
hereinafter called the grantee:

WITNESSETH: That the grantor, for and in consideration of the sum of \$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, State of Florida, viz:

Apartment Unit B-303, RIVER RUN B, a Condominium, according to the Declaration of Condominium dated June 18, 1985, and recorded in Official Record Book 711, Page 1074, Public Records of Indian River County, Florida, as amended, together with all of its appurtenances, including an undivided interest in the common elements and limited common elements appurtenant thereto, according to said Declaration of Condominium.

Together with parking facility known as carport "S", according to the Declaration of Condominium.

Trust Powers are attached hereto and made a part hereof as Exhibit "A"

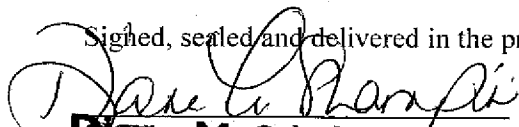
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

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, and hereby 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, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:


Diane M. Shampine


1st Witness printed name

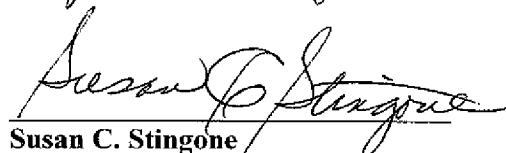


2nd Witness as to both

Kimberly A. Muir

2nd Witness printed name


L. Joseph Stingone


Susan C. Stingone

1850 Red Oak Terrace, Vero Beach, FL 32966
Grantor's Address

STATE OF FLORIDA

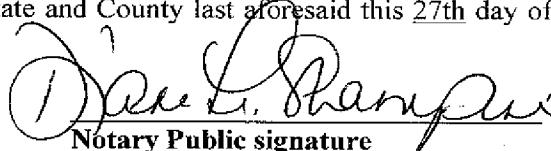
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me on this date, by **L. Joseph Stingone and Susan C. Stingone**, who produced a FL Driver Licenses as identification.

WITNESS my hand and official seal in the State and County last aforesaid this 27th day of September, 2017.

Diane M. Shampine

Notary Public printed name


Notary Public signature
My Commission Expires:



SEAL

EXHIBIT "A"

TRUST POWERS

The Trustee herein shall have full power to hold, acquire, and manage the property; to sell and convey at public or private sale; to exchange, lease, pledge, or mortgage the property on terms and conditions at the sole discretion of the Trustee(s); to borrow money, with or without security; and to execute all deeds, assignments, mortgages, leases and any other instruments necessary or proper for any of the foregoing purposes.

Any person dealing with the Trustee(s) with respect to the subject trust property shall not be obligated to inquire into the identification or status of any named or unnamed beneficiaries or their heirs or assigns to whom the Trustee(s) may be accountable. Further, any third party is not obligated to inquire into or ascertain the authority of the Trustee(s) to act within and exercise the powers granted under this instrument, nor to inquire into the adequacy or disposition of any consideration paid or delivered to the Trustee(s) in connection with any interest acquired from the Trustee(s), nor to inquire into any of the provisions of any unrecorded declarations or agreements.

RIVER RUN OF SEBASTIAN CONDOMINIUM ASSOCIATION, INC.

C/o A. R. Choice Management
100 Vista Royale Blvd., Vero Beach, FL 32962
Phone: 772-567-0808 Fax: 772-567-2551
Melissa@archoice.com ~ Brigitte@archoice.com

CERTIFICATE OF APPROVAL

This is to Certify that David C. O'Brien, Trustee of the David C. O'Brien Trust dated August 17, 2017 has been approved by the River Run of Sebastian Condominium Association, Inc. as the **Purchaser** of the following described property in Indian River County, Florida.

Unit No. 6138, Condominium Building B, A Condominium, according to Declaration of Condominium thereof, recorded in Official Records **Book 711, Page 1074**, Public Records of Indian River County, Florida, and any amendments thereto.

Such approval has been given pursuant to the provisions of the Declaration of Condominium of such condominium.

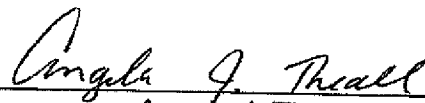
Dated this 6th day of September, 2017.

River Run of Sebastian Condominium Association, Inc.

By 
Melissa Romano, Managing Agent

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 6th day of September, 2017, by Melissa Romano, Manager of the above named condominium association, on behalf of the association, who is personally known to me.


Angela J. Theall
Notary Public Signature

My Commission Expires: 01/08/2019

