



Prepared by
Jo-Ann Webster, an employee of
First American Title Insurance Company
2001 9th Avenue, Suite 108
Vero Beach, Florida 32960
(877)753-0344

Return to: Grantee

File No.: 2118-2558412
Consideration: \$173,000.00

WARRANTY DEED

This indenture made on **August 22, 2018** A.D., by

Halcyon Holdings Florida, LLC, a Florida limited liability company

whose address is: **PO Box 174 White Plains, NY 10602**
hereinafter called the "grantor", to

Michael Meyer

whose address is: **2965 Cardo Road Fort Loramie, OH 45845**
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:

Unit 103, Building 100, FAIRWAYS AT GRAND HARBOR, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1699, Page 1327, and all amendments thereto, Public Records of Indian River County, Florida. Together with an undivided interest in and to the common elements appurtenant to said unit.

Parcel Identification Number: **32-39-23-00024-0100-00103/0**

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.

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 2017.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name, the day and year first above written.

Halcyon Holdings Florida, LLC, a Florida limited liability company

By: Windtree Holdings, LLC, a Delaware limited liability company

By: [Signature]
Name: David Powers
Title: Member

Signed, sealed and delivered in our presence:

[Signature]
Witness Signature

[Signature]
Witness Signature

Print Name: KACEE M KING

Print Name: Aleisha Edwards

State of Connecticut

County of Fairfield

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on 21st AUG, 2018, by **Windtree Holdings, LLC by David Powers, as Member, on behalf of Halcyon Holdings Florida, LLC, a Florida limited liability company**, existing under the laws of the State of **Florida**, who is/are personally known to me or who has/have produced a valid driver's license as identification.

[Signature]
Notary Public

[Notary Seal]
KACEE M KING
(Printed Name)
Notary Public
Connecticut
My Commission Expires Mar 31, 2023
My Commission expires: _____

[Empty Box]
(Notarial Seal)

FAIRWAYS AT GRAND HARBOR CONDOMINIUM ASSOCIATION

CERTIFICATE OF APPROVAL TO PURCHASE

In Reference To:

Condominium Unit 5015 Fairways Circle A103, in FAIRWAYS AT GRAND HARBOR, according to the Declaration of Condominium thereof, in Official Records Book of the Public Records of Indian River County, Florida.

At the request of the owner of record of said unit, the undersigned officer of the FAIRWAYS AT GRAND HARBOR, operating the above described condominium, hereby certifies:

Michael Meyer

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

Dated this 20th day of August, 2018.

Fairways at Grand Harbor Condominium Association, Inc.

BY: [Signature]

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I hereby certify that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgements personally appeared William Stepleton President, acknowledged executing the foregoing Certificate of Approval freely and voluntarily under authority vested in them by the corporation and that the seal affixed thereto is the true seal of the said corporation.

Witness my hand and official seal this 20th day of August, 2018.

[Signature]
Notary Public

My commission expires:

