

## **COURTHOUSE BOX 46**

Prepared by:

Patricia A. Horn

Oceanside Title & Escrow, Inc.

Patricia A. Horn, 3501 Ocean Drive

Vero Beach, Florida 32963

File Number: H1807038OR

### **General Warranty Deed**

Made this October \_12\_, 2018 A.D. By **Daniel J. Kelleher and Mary Kay Kelleher, husband and wife**, whose address is: Post Office Box 656, Spring Lake, New Jersey 07762, hereinafter called the grantor, to **Dorcas Beatty and Calvin Beatty, Trustees of the Revocable Living Trust Agreement dated November 30, 2015 and as subsequently amended**, whose post office address is: 108 Short Hills Avenue, Short Hills, New Jersey 07078, hereinafter called the grantee:

(Whenever used herein the term "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)

**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, viz:

Condominium Apartment 3-C, HARBOUR SIDE II, as per the Declaration of Condominium thereof recorded in Official Records Book 603, Page 2837, together with any amendments thereto, of the Public Records of Indian River County, Florida, together with its undivided share of the common elements.

Together with Parking Lot Space 3-C and Storage Space 3-C, as limited common elements.

Parcel ID Number: **33-40-28-00001-0030-00003/0**

**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.

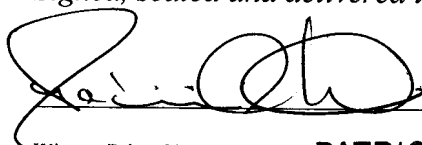
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2017.

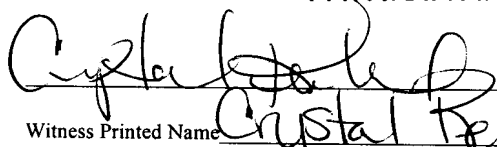
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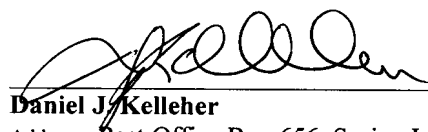
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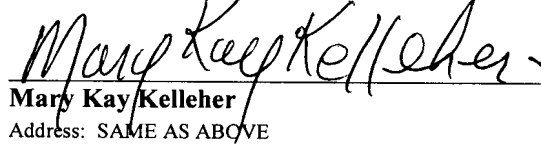
**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

  
\_\_\_\_\_  
Witness Printed Name PATRICIA A. HORN

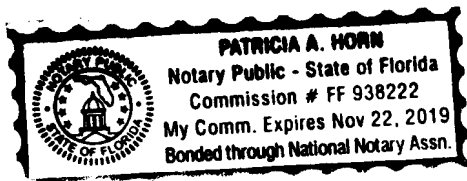
  
\_\_\_\_\_  
Witness Printed Name Crystal Reilly

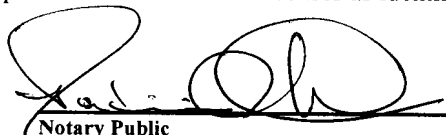
  
\_\_\_\_\_  
**Daniel J. Kelleher** (Seal)  
Address: Post Office Box 656, Spring Lake, New Jersey 07762

  
\_\_\_\_\_  
**Mary Kay Kelleher** (Seal)  
Address: SAME AS ABOVE

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 12 day of October, 2018, by Daniel J. Kelleher and Mary Kay Kelleher, husband and wife, who are personally known to me or who produced valid driver's licenses as identification.



  
\_\_\_\_\_  
Notary Public  
**PATRICIA A. HORN**  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**HARBOURSIDE CONDOMINIUM ASSOCIATION OF VERO BEACH, INC.  
CERTIFICATE OF APPROVAL TO PURCHASE**

In Reference To:

Condominium 1821 Mooring Line Drive, Vero Beach, FL 32963, Unit #3C in HARBOUR SIDE CONDOMINIUM ASSOCIATION OF VERO BEACH, INC., according to the Declaration of Condominium thereof, in Official Records Book 1215 at Page 0196, of the Public Records of Indian River County, Florida.

At the request of the owner of record of said unit, the undersigned officer of HARBOUR SIDE CONDOMINIUM ASSOCIATION OF VERO BEACH, INC., operating at the above described condominium, hereby certifies:

That Dorcas Beatty, 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 18 day of October, 2018.

HARBOUR SIDE CONDOMINIUM ASSOCIATION OF  
VERO BEACH, INC.

Mark S. Kowitz President  
DIRECTOR/OFFICER

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 Mark S. Kowitz Director and Officer 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 said corporation.

WITNESS my hand and official seal this 18 day of October, 2018.

Jolene K. Southwick  
NOTARY PUBLIC

My Commission expires:

