

After Recording Return to:  
Betsy Barberio-Cuccurese  
Stewart Title Company  
333 17th Street, Suite F  
Vero Beach, FL 32960

This Instrument Prepared by:  
Betsy Barberio-Cuccurese  
Stewart Title Company  
333 17th Street, Suite F  
Vero Beach, FL 32960  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
33-40-19-00003-0380-00105/0  
File No.: 311184

### WARRANTY DEED

This Warranty Deed, Made the 30th day of November, 2018, by Donna Lee McMillen, a single woman, whose post office address is: 731 Honeybell Court SW, Vero Beach, FL 32968, hereinafter called the "Grantor", to Richard Michael Schreiner, Sr. and Faith Louise Alley Schreiner, as Trustees of the Schreiner Family Trust dated June 4, 2013, conferring and granting onto the Trustee(s) herein the full power and authority either to protect, conserve and to sell, lease, or to encumber or otherwise manage and dispose of the real property herein described, whose post office address is: 822 Greenleaf Circle, Vero Beach, FL 32960, hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Sixty Eight Thousand Dollars and No Cents (\$68,000.00)** 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:

Apartment No. 105 of Condominium Apartment Building No. 38 of Vista Royale Phase 2, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Records Book 560, Page 28, as amended from time to time, of the Public Records of Indian River County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon. **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, 2018, reservations, restrictions and easements of record, if any.

*(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*  
**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

Witness Signature: Betsy Barberio-Cuccurese Donna Lee McMillen  
Printed Name: Betsy Barberio-Cuccurese Donna Lee McMillen

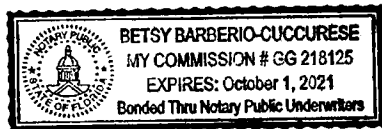
Witness Signature: Samantha Hoagland  
Printed Name: Samantha Hoagland

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me this **30th day of November, 2018** by **Donna Lee McMillen, a single woman**, who has produced driver license(s) as identification.

Betsy Barberio-Cuccurese My Commission Expires: 10/1/2021  
Notary Public Signature (SEAL)

Printed Name: Betsy Barberio-Cuccurese





CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT SCHREINER FAMILY TRUST, TRUSTEES RICHARD SCHREINER SR. AND FAITH SCHREINER HAVE BEEN APPROVED BY THE VISTA ROYALE ASSOCIATION, INC. AS THE PURCHASERS OF THE FOLLOWING DESCRIBED PROPERTY IN INDIAN RIVER COUNTY:

APARTMENT NO. 105 OF VISTA ROYALE APARTMENT BUILDING 38 A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, DATED 11/23/77 AND RECORDED 11/28/77 IN OFFICIAL RECORD BOOK 560 PAGES 28 OF PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

SUCH APPROVAL HAS BEEN GIVEN PURSUANT TO THE PROVISIONS OF SECTION 15.2 OF THE DECLARATION OF CONDOMINIUM OF SUCH CONDOMINIUM DATED THIS 20<sup>TH</sup> DAY OF NOVEMBER, 2018.

VISTA ROYALE ASSOCIATION, INC.

BY: [Signature]  
PRESIDENT

ATTEST: [Signature]  
TREASURER

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20<sup>TH</sup> DAY OF NOVEMBER, 2018 BY JO AGNES PASQUARELLA AND JAMES IASIMONE OF VISTA ROYALE ASSOCIATION, INC., A NOT FOR PROFIT CORPORATION ON BEHALF OF THE CORPORATION. HE/SHE IS PERSONALLY KNOWN TO ME.

[Signature]  
DONNA M. CARHUFF  
NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION NO.: GG 108476  
MY COMMISSION EXPIRES: 5/25/2021

