

PREPARED BY AND RETURN TO:  
John E. Moore, III, Esquire  
3240 Cardinal Drive, Suite 200  
Vero Beach, FL 32963

3120190040279  
RECORDED IN THE PUBLIC RECORDS OF  
JEFFREY R SMITH, CLERK OF COURT  
INDIAN RIVER COUNTY FL  
BK: 3221 PG: 971 Page 1 of 2 7/9/2019 12:19 PM  
D DOCTAX PD \$0.70

Parcel I.D. No.: 33403100014001000122.0

This Deed is being re-recorded to include WARRANTY DEED  
the attached Certificate of Approval

THIS WARRANTY DEED made this 25<sup>th</sup> day of June, 2019, by DENNIS REILLEY and JOAN REILLEY, his wife, whose post office address is: 2320 Water Oak Court SW, Unit #122, Vero Beach, Florida 32962, hereinafter collectively called the Grantor, and DENNIS M. REILLEY and JOAN C. REILLEY, as Co-Trustees of the Reilley Joint Trust dated May 13, 2019, whose post office address is: 2320 Water Oak Court SW, Unit #122, Vero Beach, Florida 32962, hereinafter called the Grantee.

(Wherever used herein the terms "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.)

**W I T N E S S E I H:**

That the Grantor, for and in consideration of Ten and No/100 (\$10.00) Dollars and other valuable consideration, 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:

**Unit 122, Building 1, of Water Oak at Indian River Club Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 2206, Page(s) 2306, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Indian River County, Florida.**

Subject to the following:

1. Taxes for the year 2019 and subsequent years; and
2. Conditions, covenants, restrictions, easements, and limitations of record, without thereby reimposing the same, and all applicable zoning ordinances;

**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 2019.

The Grantee, as Trustee, has the full power and authority to protect, conserve, sell, convey, lease, encumber and to otherwise manage and dispose of the above-described real property pursuant to F.S. 689.071.

This instrument has been prepared solely from information provided by the parties hereto. There are no express or implied guarantees as to marketability of title, accuracy of the description, or quantity of land described, as no examination of title to the property has been conducted.


Pursuant to the holding in Department of Revenue v. Race, 743 So.2d 169 (Fla. 5th DCA 1999), Section 201.02(1) requires a purchaser and consideration before documentary stamp taxes are due. As there was no purchaser in connection with the transaction evidenced by this conveyance, there could be no consideration or a purchase exchanged or paid in this transaction. Accordingly, only minimal documentary stamp tax is due and payable.

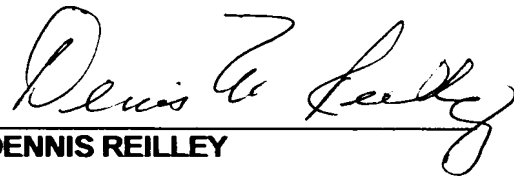
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

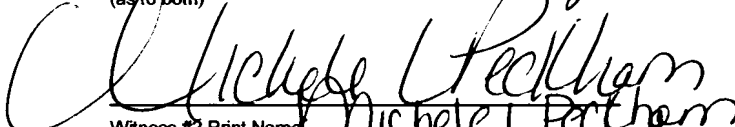
TO HAVE AND TO HOLD, the same in fee simple forever.

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:

  
Witness #1 Print Name: Matt McDowrey  
(as to both)

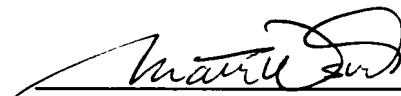
  
DENNIS REILLEY

  
Witness #2 Print Name: Nichole L Peckham  
(as to both)

  
JOAN REILLEY

STATE OF NEW YORK  
COUNTY OF ONONDAGA

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of JUNE, 2019, by DENNIS REILLEY and JOAN REILLEY, who are  personally known to me or  have produced FLORIDA DRIVERS LICENSE as identification and who have sworn an oath.

  
Notary Public

MATHEW R WESCOTT  
Notary Public - State of New York  
No. 01WE6385822  
Qualified in Onondaga County  
My Commission Expires Jan. 14, 2023

**WATER OAK AT INDIAN RIVER CLUB  
CONDOMINIUM ASSOCIATION, INC.**

C/o A. R. Choice Management, Inc.  
100 Vista Royale Blvd., Vero Beach, FL 32962  
(772) 567-0808, Fax: (772) 567-2551  
[abe@archoice.com](mailto:abe@archoice.com) ~ [pam@archoice.com](mailto:pam@archoice.com)

**CERTIFICATE OF APPROVAL**


This is to certify that the **Dennis M. Reilley and Joan C. Reilley, as Co-Trustees of the Reilley Joint Trust** have been approved by the Water Oak at Indian River Club Condominium Association, Inc. as the Purchaser of the following described property in Indian River County, Florida.

**Water Oak at Indian River Club Condominium Association, Inc. as filed in Indian River County, Florida the physical address being: 2320 Water Oak Court, SW #122 Vero Beach, FL 32962**

Such approval has been given pursuant to the provisions of the Declaration of such Homeowner's Association.

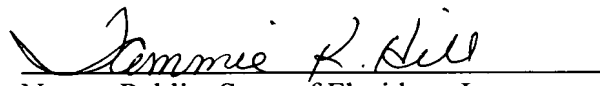
Dated this 13 day of May, 2019

Water Oak at Indian River Club Condominium Association, Inc.

By   
Abe Abramczyk  
Community Association Manager  
On Behalf of the Board of Directors

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 11 day of July, 2019, by Abe Abramczyk as CAM of the above named condominium association, on behalf of the association, who is personally know to

  
Notary Public, State of Florida at Large

My Commission expires: 6/3/23

