

1
\$18,500
\$1,851.50

NOTE TO CLERK/TAX EXAMINER: Actual consideration paid is \$ 264,500.00

Prepared by and Return to:
Darlene K. Pegg, CLC President
Elite Title of the Treasure Coast, Inc.
3055 Cardinal Drive, Ste. 105
Vero Beach, FL 32963
Courthouse Box 82

Parcel ID Number: 33-40-31-00014-0030-00323/0

Warranty Deed

This Indenture, Made this 16th day of August, 2019 A.D., Between Elaine M. Murphy, a single woman

of the County of Indian River, State of Florida, grantor, and John G. Cronin and Donna C. Cronin, husband and wife

whose address is: 19 Scoville Landing Road, Moodus, CT 06469

of the County of Middlesex, State of Connecticut, grantees.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEEES, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEEES and GRANTEEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Indian River, State of Florida to wit: Unit 323, Building 3, 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.

Said land is free of all encumbrances, except taxes for the year in which this deed is given; and restrictions, reservations, limitations, covenants, conditions and easements of record, if any; insofar as same are valid and enforceable (however, this clause shall not be construed to reimpose same.)

TOGETHER with all of its appurtenances, according to said Declaration of Condominium; and together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: DARLENE K. PEGG
Witness #1

Elaine M. Murphy (Seal)
Elaine M. Murphy
P.O. Address: 2360 Water Oak Court SW #323, Vero Beach, FL 32962

Belinda Santiso
Printed Name: Belinda Santiso
Witness #2

STATE OF Florida
COUNTY OF Indian River

The foregoing instrument was acknowledged before me this 14 day of August, 2019 by Elaine M. Murphy, a single woman

who is personally known to me or who has produced her Florida driver's license as identification.

Printed Name: DARLENE K. PEGG
Notary Public
My Commission Expires: April 14, 2021
Borded Thru Troy Fain Insurance 800-385-7019

**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 ~ pam@archoice.com

CERTIFICATE OF APPROVAL

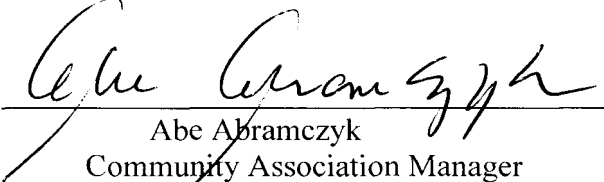
This is to certify that **John and Donna Cronin** have been approved by the Water Oak at Indian River Club Condominium Association, Inc. as the Purchaser of the following described property in Indian River County, Florida.

Water Oak at Indian River Club Condominium Association, Inc. as filed in Indian River County, Florida the physical address being: 2360 Water Oak Court, SW #323 Vero Beach, FL 32962

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

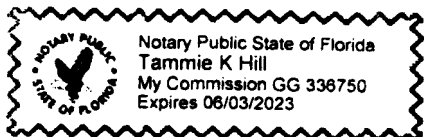
Dated this 18 day of July, 2019

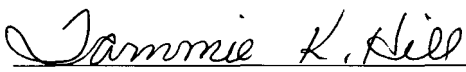
Water Oak at Indian River Club Condominium Association, Inc.

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 18 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