

Prepared by and return to:

Meredith A. Tessier  
Riomar Title, LLC  
83 Royal Palm Pointe  
Vero Beach, FL 32960  
(772) 999-5765  
File No 21-2788

Parcel Identification No 33-40-30-00011-0011-62010.2

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## WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the <sup>6<sup>th</sup></sup> 8th day of March, 2021 between Gisela Balash, a married woman, Individually and as Trustee of The Gisela Balash Revocable Trust, dated January 7, 2015, whose post office address is 5108 Brittany Drive South, Apt 203, St. Petersburg, FL 33715, of the County of Pinellas, State of Florida, Grantor, to Irma Suzanne Wagner, Trustee of the Irma Suzanne Wagner Revocable Trust dated November 20, 2008, as amended and restated, whose post office address is 620 East Lake Jasmine Circle, 102, Vero Beach, FL 32962, of the County of Indian River, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Indian River, Florida, to-wit:

UNIT 620-102, BUILDING K, GROVE ISLE EAST CONDOMINIUM, PHASE K, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 948, PAGE 592, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

\*Said property is NOT the homestead property of the Grantor, nor any member of Grantor's family. Grantor's homestead property is 5108 Brittany Drive South, Apt 203, St. Petersburg, FL 33715.

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

Subject to taxes for 2020 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Jerry W Kemp  
FIRST WITNESS SIGNATURE

Jerry W Kemp  
FIRST WITNESS PRINT NAME

Tressa Richardson  
SECOND WITNESS SIGNATURE

Tressa Richardson  
SECOND WITNESS PRINTED NAME

1st Witness  
2nd Witness

The Gisela Balash Revocable Trust, dated January 7, 2015

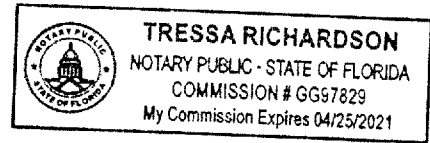
By: Gisela Balash, individually and as Trustee  
Gisela Balash, Individually and as Trustee

STATE OF FLORIDA  
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of  physical presence or ( ) online notarization this 5<sup>th</sup> day of March, 2021, by Gisela Balash, a married woman, Individually and as Trustee of the Gisela Balash Revocable Trust, dated January 7, 2015.

Tressa Richardson  
Signature of Notary Public

Print, Type/Stamp Name of Notary



Personally Known: \_\_\_\_\_ OR Produced Identification: X

Type of Identification Produced: Driver License

APPROVAL / DENIAL OF UNIT TRANSFER

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

GROVE ISLE AT VERO BEACH CONDOMINIUM ASSOCIATION by its Board of Administration has considered the application from: Irma Wagner for the purchase of the following condominium unit:

620 E Lake Jasmine Cir. Building K Unit 102 GROVE ISLE AT VERO BEACH CONDOMINIUM ASSOCIATION, INC. according to the Declaration of Condominium recorded in the Public Records of Indian River County, Florida, together with an undivided share of the common elements appurtenant thereto.

The application is hereby  Approved  Denied

Said decision is based upon the information submitted by the applicant and assumes its accuracy and truthfulness.

DONE AND EXECUTED this 26<sup>th</sup> day of February, 2021.

GROVE ISLE AT VERO BEACH  
CONDOMINIUM ASSOCIATION INC.

By: *[Signature]* LEAM

ATTEST:

*[Signature]*

The forgoing instrument was acknowledged before me this 26<sup>th</sup> day of February, 2021 by Robert + Mullett who is personally known to me and who did not take an oath.

*[Signature]*

