

Prepared by and return to:

Alicia M. Kilbourne  
Treasure Coast Title & Settlement of Vero, LLC  
815 Beachland Boulevard  
Vero Beach, FL 32963  
(772) 299-5022  
File No TC21-3100WFG

Parcel Identification No 32-39-13-00011-0000-00202.0

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## WARRANTY DEED

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

This indenture made the 7th day of May, 2021 between **Kenneth H. Heller and Ginger G. Heller, husband and wife, Individually and as Trustees of The Declaration of the Heller Family Trust dated October 13, 2003**, whose post office address is **P.O. Box 644367, Vero Beach, FL 32964**, of the County of Indian River, State of Florida, Grantor, to **Peter L. Derrenbacker and Tamie A. Derrenbacker, husband and wife**, whose post office address is **7405 Highbridge Terrace, Fayetteville, NY 13066**, of the County of Onondaga, State of New York, Grantees:

**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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Indian River, Florida, to-wit:

**UNIT NO.202 OF HARBOR SIDE III AT GRAND HARBOR CONDOMINIUM, A CONDOMINIUM, ALL AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND THE EXHIBITS ATTACHED THERETO AND FORMING A PART THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1313, PAGE 1913, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. THE ABOVE DESCRIPTION INCLUDES, BUT IS NOT LIMITED TO, ALL APPURTENANCES TO THE CONDOMINIUM UNIT ABOVE DESCRIBED, INCLUDING THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM.**

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

**Subject to** taxes for 2021 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 covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

*[Handwritten signature of Pamela S. Canady]*

WITNESS

*Pamela S. Canady*  
Printed Name of First Witness

*[Handwritten signature of Christine Canady]*

WITNESS

*Christine Canady*  
Printed Name of Second Witness

The Declaration of the Heller Family Trust dated October 13, 2003

By: *Kenneth H. Heller*  
Kenneth H. Heller, Individually and as Trustee

By: *Ginger G. Heller*  
Ginger G. Heller, Individually and as Trustee

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 7th day of May, 2021, by Kenneth H. Heller and Ginger G. Heller, husband and wife, Individually and as Trustees of The Declaration of the Heller Family Trust dated October 13, 2003.

*[Handwritten signature of Christine Canady]*

Signature of Notary Public **Christine Canady**  
Print, Type/Stamp Name of Notary



Personally Known: \_\_\_\_\_ OR Produced Identification: XX  
Type of Identification  
Produced: **Valid Drivers License**

# Harbor Side #3 at Grand Harbor Condominium Assoc., Inc.

c/o A.R. Choice Management, Inc.  
100 Vista Royale Blvd. ~ Vero Beach, FL 32962  
(772) 907-5081 Fax (772) 567-2551  
Kelly@ARChoice.com ~ Brigitte@ARChoice.com

## CERTIFICATE OF APPROVAL

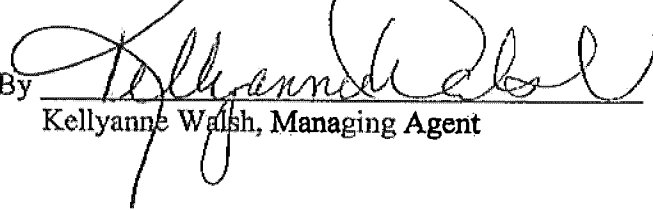
This is to Certify that Peter L. Derrenbacker and Tamie A. Derrenbacker have been approved by the Harbor Side #3 at Grand Harbor Condominium Association, Inc. as the Purchasers of the following described property in Indian River County, Florida.

**Unit No. 202, 5342 West Harbor Village Drive at Grand Harbor, a Phased Condominium, according to Declaration of Condominium thereof, Recorded in Official Records Book 1313 Page 1913, Public Records of Indian River County, Florida, and any amendments thereto.**

Such approval has been given pursuant to the provisions of the Declaration of Condominium of such condominium.

Dated this 13<sup>th</sup> day of April, 2021.


On Behalf of the Board of Directors  
Harbor Side #3 at Grand Harbor Condominium Assoc., Inc.

By   
Kellyanne Walsh, Managing Agent

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of April, 2021 by Kellyanne Walsh, Community Association Manager of the above named condominium association, on behalf of the association, who is personally known to me.



  
Notary Public, State of Florida at Large  
Brigitte Humphrey  
My Commission # GG 246676  
My Commission expires: 09/14/2022