

Prepared by and return to:

Melissa L. Haywood
Supreme Title Solutions, LLC
2905 Ocean Drive
Vero Beach, FL 32963
(772) 231-5406
File No 20-12-5007

Parcel Identification No 33-40-16-00012-0008-00006/0

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WARRANTY DEED

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

This indenture made the 22nd day of April, 2021 between Frederick Ehrsam, an unmarried person, Guerry L. Grune, Individually and as Trustee of The Guerry L. Grune Revocable Trust dated November 19, 2003, and Carla O. Grune, Individually and as Trustee of The Carla O. Grune Revocable Trust dated November 19, 2003, whose post office address is 285 Clarendon Street, Boston, MA 02116 and 784 South Villier Court Virginia Beach, VA 23452, of the County of Suffolk/ Virginia Beach, State of Massachusetts/Virginia, Grantors, to Robert Hagstrom and Margaret Hagstrom, husband and wife, whose post office address is 606 Glendale Road, Newtown Square, PA 19073, of the County of Delaware, Commonwealth of Pennsylvania, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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:

Lot 6, Block H, Seagrove South Subdivision - Unit One, according to the map or plat thereof, as recorded in Plat Book 11, Page(s) 45, of the Public Records of Indian River County, Florida.

Grantor Warrants that at the time of this conveyance, the subject property is not the Grantor's homestead, nor is it the homestead of any beneficiary of the Trust, within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 784 South Villier Court Virginia Beach, VA 23452.

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

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

Signed, sealed and delivered in our presence:

[Handwritten Signature]

WITNESS #1

PRINT NAME: Kerryn Ludwig

[Handwritten Signature]

WITNESS #2

PRINT NAME: Maria Figueroa

STATE OF Massachusetts

COUNTY OF Suffolk

[Handwritten Signature]
Frederick Ehrsam

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 15 day of April, 2021, by Frederick Ehrsam.

[Handwritten Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: X

Type of Identification

Produced: Massachusetts Driver License

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

Signed, sealed and delivered in our presence:

Renee Langlois
WITNESS
PRINT NAME: Renee Langlois

Dawn Foley
WITNESS
PRINT NAME: DAWN Foley

The Guerry L. Grune Revocable Trust dated November 19, 2003

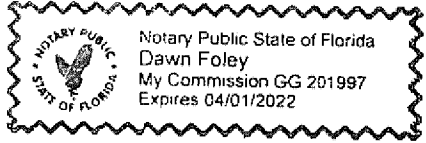
By: [Signature]
Guerry L. Grune, Individually and as Trustee

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 22nd day of April, 2021, by Guerry L. Grune, Individually and as Trustee of The Guerry L. Grune Revocable Trust dated November 19, 2003.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification:
Type of Identification
Produced: CT DL



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

Signed, sealed and delivered in our presence:

Deborah Moya
WITNESS
PRINT NAME: Deborah Moya

Cheryl McAuley
WITNESS
PRINT NAME: Cheryl McAuley

The Carla O. Grune Revocable Trust, dated November 19, 2003

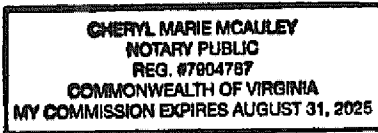
By: Carla O. Grune
Carla O. Grune, Individually and as Trustee

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this _____ day of April, 2021, by Carla O. Grune, Individually and as Trustee of The Carla O. Grune Revocable Trust dated November 19, 2003.

Cheryl Marie McAuley
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: OR Produced Identification: _____
Type of Identification
Produced: _____



Seagrove Property Owners Association, Inc.

c/o A.R. Choice Management, Inc.
100 Vista Royale Blvd, Vero Beach, FL 32962
Phone (772) 907-5082 Fax (772) 567-2551
Melissa@ARChoice.com

CERTIFICATE OF APPROVAL

BE IT HEREBY KNOWN, that Seagrove Property Owners Association Inc., a non-profit corporation, existing under the laws of the State of Florida, having operating responsibility for Seagrove Property Owners Association, Inc. Highway A1A, Vero Beach, Florida, does hereby approve the proposed Sale of 165 Ocean Way of said Property Owners Association Robert & Margaret Hagstrom.

Melissa Mallory
Representative for the Managing Agent

April 16, 2021
Date

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Melissa Mallory, known to me to be the representative for the Community Association Manager of the corporation named in the foregoing certificate, and she acknowledged executing the same freely and voluntarily under authority duly vested in him by said corporation.

WITNESS my hand and official seal in the State and County last aforesaid this 16th day of April, 2021.

Angela J. Theall
Notary Public, State of Florida at Large
My Commission Expires: 1/8/23

(NOTARY SEAL)

