

**Prepared By/Return to:**

Christopher C. Campione, Esq.  
Campione , Campione & Leonard , P.A.  
4445 N. Hwy. A1A, Suite 110  
Vero Beach, Florida 32963  
File No.: 21-369.v

Parcel ID #: 33-40-27-00008-0090-00906/0

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## Warranty Deed

This Warranty Deed made this 28 day of June, 2021, between **Lawnhurst Realty, LLC., a New York limited liability company** ("Grantor"), whose address is 4124 County Road #5, Stanley, NY 14561, and **Lawrence Casale and Patricia S Casale, husband and wife** ("Grantee"), whose address is 4116 Shoreland Drive, Vero Beach, FL 32963.

For and in consideration of the sum of Ten & 00/100's Dollars (\$10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, Grantor has granted, bargained and sold to Grantee and Grantee's heirs forever that certain land located in Indian River County, Florida, further described in **Exhibit "A"** hereto, incorporated by reference and made a part hereof.

Together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereto appertaining.

Grantor hereby covenants with said grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. \*Singular and plural are interchangeable as context requires.

**Subject to taxes for the year 2021 and subsequent years and easements and restrictions of record, if any; however, this reference shall not serve to reimpose same.**

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

Signed, sealed and delivered  
in the presence of:

Lawnhurst Realty, LLC, a New York  
limited liability company

● Robert Weiz  
1st Witness Name: Robert Weiz

● Susan Campbell  
2nd Witness Name: Susan Campbell

● By: Donald N. Jensen, II  
Donald N. Jensen, II, as Member and  
Authorized Representative

**Warranty Deed  
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State of New York  
County of Ontario

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_ online notarization, this 28 day of June, 2021, by Donald N. Jensen, II, as Member and Authorized Representative of Lawnhurst Realty, LLC, a New York limited liability company on behalf of the company, X who is personally known to me or \_\_\_ who has produced \_\_\_\_\_ as identification.

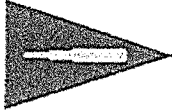
**SUSAN M. CAMPBELL**  
Notary Public, State of New York  
Qualified in Ontario County No. 01CA6039076  
My Commission Expires on March 20, 2022

*Susan M. Campbell*  
Notary Public  
My Commission Expires: 3/20/22

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**Exhibit "A"**  
**Property Description**

UNIT NO.906-A, SOUTH PASSAGE 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 467, PAGE 199, 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.



# South Passage Association, Inc.

c/o A.R. Choice Management, Inc.

100 Vista Royale ~ Vero Beach, FL 32962, Phone (772) 567-0808 ~ Fax (772) 567-2551  
Abe@ARChoice.com ~ Pam@ARChoice.com ~ Patty@ARChoice.com

## SOUTH PASSAGE ASSOCIATION, INC.

### CERTIFICATE OF APPROVAL

Seller/Grantor -       Lawnhurst Realty, LLC

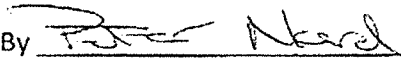
Buyer/Grantee         Lawrence and Patricia Casale

Property -             906 Spyglass Lane, Vero Beach, FL 32963

The Board of Directors of SOUTH PASSAGE ASSOCIATION, INC., on behalf of the Association, consents to the conveyance of the property described herein to the Grantee named herein.

Dated this 15<sup>th</sup> day of June, 2021

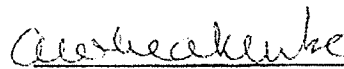
SOUTH PASSAGE ASSOCIATION, INC.

By 

Title: President

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of June, 2021, by Peter Nord who is personally known to me, as President of South Passage Association, Inc., a Florida not-for-profit corporation, pursuant to the authority duly vested in him, on behalf of said corporation.



Notary Public, State of Minnesota

Commission Expires: 1/31/2022

