

COURTHOUSE BOX 49

Rec Fee \$35 50
Doc Stamps \$6,825 00

Prepared by
Donald B Womersley
Oceanside Title & Escrow
3501 Ocean Drive
Vero Beach, Florida 32963

File Number W2208001AN

General Warranty Deed

Made this September 14, 2022 A D By **Steven Oswald and Patricia P Oswald, husband and wife, both Individually and as Co-Trustees of the Oswald Family Trust dated October 11, 2019**, whose address is 855 Central Ave, Unit 724, Saint Petersburg, Florida 33701, hereinafter called the grantor, to **Julia M Conway, a single woman**, whose post office address is 630 E Scranton Ave, Lake Bluff, Illinois 60044, hereinafter called the grantee

(Whenever used herein the term 'grantor and grantee include all the parties to this instrument and the heirs legal representatives and assigns of individuals and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10 00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Indian River County, Florida, viz

Unit No 101, Palm Island Plantation No 1, as per the Declaration of Condominium thereof, recorded in Official Records Book 1649, Page 2356, together with any amendments thereto, Public Records of Indian River County, Florida

Together with the right of use of Parking Space No 4 and Storage Space No 4, as described in the Declaration of Condominium

Parcel ID Number 31-39-36-00034-0000-00101/0

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

To Have and to Hold, the same in fee simple forever


And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple, that the grantor has good right and lawful authority to sell and convey said land, that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2021

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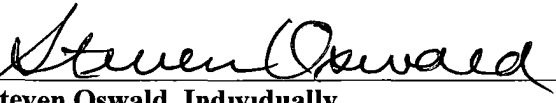
File Number W2208001AN

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written

Signed, sealed and delivered in our presence



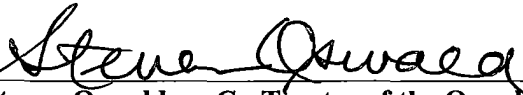
Witness Printed Name **DONALD B WOMERSLEY**



Steven Oswald, Individually
Address 855 Central Ave, Unit 724, Saint Petersburg, Florida
33701



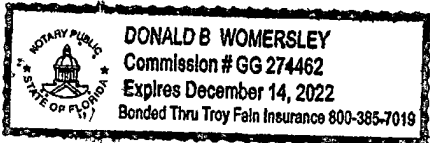
Witness Printed Name **Crystal Reilly**




Steven Oswald, as Co-Trustee of the Oswald Family Trust dated October 11, 2019
Address 855 Central Ave, Unit 724, Saint Petersburg, Florida
33701

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this 8th day of September, 2022, by Steven Oswald, Individually and as Co-Trustee of the Oswald Family Trust dated October 11, 2019, who is personally known to me or who has produced FDLS as identification





Notary Public
Print Name **DONALD B WOMERSLEY**
My Commission Expires 12-14-2022
(Notary Seal)

Prepared by
Donald B Womersley
Oceanside Title & Escrow
3501 Ocean Drive
Vero Beach, Florida 32963

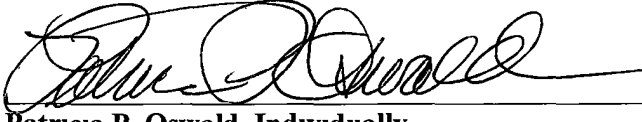
File Number W2208001AN

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written


Signed, sealed and delivered in our presence




Witness Printed Name **DONALD B WOMERSLEY**



Patricia P Oswald, Individually
Address 855 Central Ave, Unit 724, Saint Petersburg, Florida
33701



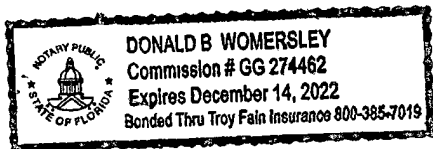
Witness Printed Name **Crystal Reilly**

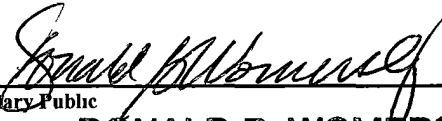


Patricia P Oswald, as Co-Trustee of the Oswald Family Trust dated October 11, 2019
Address 855 Central Ave, Unit 724, Saint Petersburg, Florida
33701

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of X physical presence or ___ online notarization, this 8th day of September, 2022, by Patricia P Oswald, Individually and as Co-Trustee of the Oswald Family Trust dated October 11, 2019, who is personally known to me or who has produced FL DLs as identification





Notary Public
Print Name **DONALD B WOMERSLEY**
My Commission Expires 12-14-2022
(Notary Seal)

**CONSENT AND WAIVER OF RIGHT OF FIRST REFUSAL
OF
PALM ISLAND PLANTATION NO 1 CONDOMINIUM ASSOCIATION, INC**

In accordance with Section 12, and such sub sections therein, as applicable, of the Declaration of Covenants, Conditions, and Restrictions for Palm Island Plantation No 1 Condominium as recorded in Official Records Book 1649, Page 2356, Public Records of Indian River County, Florida, the Board of Directors of Palm Island Plantation No 1 Condominium Association, Inc hereby certifies to receipt of the notice required by this section and consents to the sale of the following-described real property from

Name Oswald Family Trust
Address 110 Island Plantation Terrace #101
Vero Beach, Florida 32963

And which is being transferred to

Name Julia M Conway
Address 110 Island Planation Terrace #101
Vero Beach, FL 32963

Unit No 101, PALM ISLAND PLANTATION NO 1, a Condominium,
according to the Declaration of Condominium recorded in Official Records
Book 1649, page 2356, Public Records of Indian River County, Florida

By execution hereof, the Association further waives its right of first refusal in accordance with said Declaration

IN WITNESS WHEREOF, the undersigned subscriber of this document has set his hand and seal as of the 5th day of August, 2022

PALM ISLAND PLANTATION NO 1
CONDOMINIUM ASSOCIATION, INC

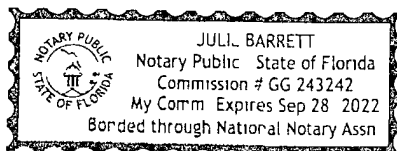
By Cynthia Conway
PRESIDENT
Palm Island Plantation No 1

(Corporate Seal)

**STATE OF FLORIDA
COUNTY OF INDIAN RIVER**

The foregoing instrument was acknowledged before me this 5th day of August, 2022 by Cynthia Conway, President of Palm Island Plantation No 1 Condominium Association, Inc, a Florida not-for-profit corporation, on behalf of the corporation. She is personally known by me

WITNESS my hand and official seal in the State and County aforesaid, this 5th day of August, 2022



Judie Barrett
NOTARY PUBLIC, State of Florida
My commission Expires 9/28/22