

Prepared by and return to:

William J. Stewart, Esq.
Rossway Swan Tierney Barry & Oliver, P.L.
2101 Indian River Blvd., Suite 200
Vero Beach, FL 32960
772-231-4440
File Number: 45396-005
Will Call No.: 87

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Warranty Deed

This Warranty Deed made this 24 day of February, 2023 between **Joseph Scherpf, a married man, joined by his wife, Cynthia Scherpf**, whose post office address is 701 N. Swim Club Drive, #2A, Indian River Shores, FL 32963, grantor, and **Joseph C. Scherpf, as Trustee of the Joseph C. Scherpf Revocable Trust of August 16, 2007, as amended and restated** whose post office address is 701 N. Swim Club Drive, #2A, Indian River Shores, FL 32963, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida** to-wit:

Unit 2A, Building 700, of River Club at Carlton, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1546, Page(s) 936, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Indian River County, Florida.

Parcel I.D. #: 32-39-01-00019-0700-00002/1

Subject to taxes for 2022 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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, 2022**.

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:

Candi Fabiano
Witness Name: Candi S. Fabiano

Kimberly Martin
Witness Name: Kimberly Martin

Candi Fabiano
Witness Name: Candi S. Fabiano

Kimberly Martin
Witness Name: Kimberly Martin

Joseph Scherpf
Joseph Scherpf

Cynthia Scherpf
Cynthia Scherpf

State of Florida
County of Indian River

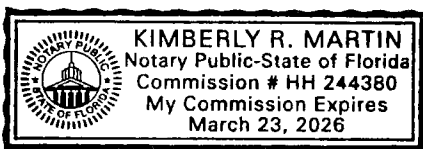
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24th day of February, 2023 by Joseph Scherpf and Cynthia Scherpf, who are personally known to me or have produced a driver's license as identification.

[Notary Seal]

Kimberly R. Martin
Notary Public

Printed Name: _____

My Commission Expires: _____



THE SCRIVENER OF THIS INSTRUMENT HAS NOT EXAMINED TITLE TO THE PROPERTY, HAS UTILIZED LEGAL DESCRIPTIONS PROVIDED BY THE GRANTOR, AND HAS RELIED UPON THE REPRESENTATIONS OF THE GRANTOR THAT THE GRANTOR IS THE HOLDER OF TITLE TO THE PROPERTY. ACCORDINGLY, THE SCRIVENER DISCLAIMS ANY LIABILITY OR RESPONSIBILITY WHICH MAY RESULT FROM THE FAILURE OF THE GRANTOR TO HOLD SUCH TITLE IN THE MANNER REPRESENTED.

RIVER CLUB AT CARLTON CONDOMINIUM ASSOCIATION, INC.
CERTIFICATE OF APPROVAL

Seller/Grantor: **Joseph Scherpf**

Buyer/Grantee: **Joseph C. Scherpf, as Trustee of the Joseph C. Scherpf
Revocable Trust of August 16, 2007**

Property Address: **701 N. Swim Club Drive, #2A, Vero Beach, FL 32963**

The Board of Directors of RIVER CLUB AT CARLTON CONDOMINIUM ASSOCIATION, INC. on behalf of the Association, does hereby waive any right of first refusal and consents to the conveyance of the property described herein to the Grantee named herein.

Dated this 27 day of FEBRUARY, 2023

**RIVER CLUB AT CARLTON
CONDOMINIUM ASSOCIATION, INC**

By Mesa J. Winslow

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 27 day of February, 2023 by MESA WINSLOW who is personally known to me, as PRESIDENT of River Club at Carlton Condominium 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 Florida

(Notary Seal/Stamp)

Print Name of Notary Barbara P. Kaplan

My Commission expires: _____

Commission

No. _____

