

**THIS INSTRUMENT PREPARED BY AND
RECORD AND RETURN TO:**

Christopher H. Marine, Esq.
Gould Cooksey Fennell, PLLC
979 Beachland Boulevard
Vero Beach, Florida 32963
772-231-1100

Recording: \$27.00
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Total: \$11,227.00

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WARRANTY DEED

THIS WARRANTY DEED made the 18 day of May, 2023, by the **Gross Family Limited Partnership, a Texas limited partnership**, whose address is 6011 Tuscany Village, Amarillo, TX 79119, hereinafter called GRANTOR, to **Eagles Nest Realty L.P, a Texas limited partnership**, whose address is 2911 Turtle Creek Blvd, Suite 450, Dallas, TX 75219, hereinafter called GRANTEE:

(Wherever 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)

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 PH-4, OF THE VILLAGE SPIRE NORTH, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 421, PAGE 78, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

SUBJECT to easements, restrictions, reservations and rights of way of record, if any, but this provision shall not operate to reimpose the same.

TO HAVE AND TO HOLD, the same in fee simple forever.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

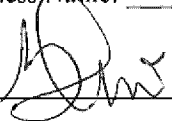
AND the GRANTOR hereby covenants with said GRANTEE that the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful 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, the said GRANTOR has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:



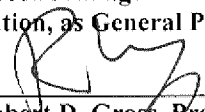
Witness Name: CHRISTOPHER H. MARINE



Witness Name: Megan Dupuis

Gross Family Limited Partnership, a Texas limited partnership

By: Robeck Management Inc, a Texas corporation, as General Partner

By: 
_____ Robert D. Gross, President

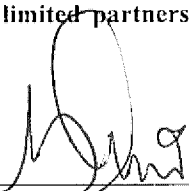
STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19 day of May, 2023, by Robert D. Gross, President of Robeck Management Inc, a Texas corporation, as General Partner of the Gross Family Limited Partnership, a Texas limited partnership, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Megan Dupuis
Notary Public
State of Florida
Comm# HH059548
Expires 1/30/2025



Notary Public
Printed Name: Megan Dupuis

The Village Spires Condominium Association, 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 **Eagles Nest Realty, L.P.** has been approved by The Village Spires Condominium Association, Inc. as the **Purchaser** of the following described property in Indian River County, Florida.

Village Spires North Apt. PH4, a Condominium, according to the Amended & Restated Declaration of Condominium thereof, recorded in Official Records Book 421 Page 104, 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 5th day of April, 2023.

Village Spires Condominium Association, Inc.

By *Kellyanne Walsh*
Kellyanne Walsh, Managing Agent

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 5th day of April, 2023, by Kellyanne Walsh as Managing Agent of the above named condominium association, on behalf of the association, who is personally known to me.



[Signature]
Notary Public, State of Florida at Large.
Brigitte M. Humphrey
My Commission expires: 09/14/2026

