

**Prepared By:**

Investors Title-Florida  
3096 Cardinal Drive, Suite 2B  
Vero Beach, FL 32963

**Return To:**

Investors Title Insurance Company  
Attn: Michele Shough  
3096 Cardinal Drive  
Vero Beach, FL 32963

Order No.: 202410061ITF2

Property Appraiser's Parcel I.D. (folio) Number:  
33400500025000000105.0

**WARRANTY DEED**

THIS WARRANTY DEED dated March 1, 2024, by Jerry N. Rudden and Riva K. Rudden, husband and wife, whose post office address is 4802 N. HWY A1A, Unit 12, Fort Pierce, Florida 34949 (the "Grantor"), to Joel Gratwick and Rebecca Gratwick, husband and wife as joint tenants with rights of survivorship, whose post office address is 1700 Ocean Drive #105, Vero Beach, Florida, 32963 (the "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 Six Hundred Forty Thousand And No/100 Dollars (\$640,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Indian River, State of Florida, viz:

Unit No. 105, Sea Cove Building of 1616 - SEA COVE, a condominium, according to the amended Declaration of Condominium recorded in Official Records Book 659, Page 40 and re-recorded in Official Records Book 661, Page 2280 and amended by Certificate of Amendment recorded in Official Records Book 723, Page 2895, of the Public Records of Indian River County, Florida, and all amendments thereto, together with an undivided interest in the common elements appurtenant thereto.

Subject to easements, restrictions, 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: 12/31/2023.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Treasa Odom  
Witness Signature

Treasa Odom  
Printed Name of First Witness

Printed Address of First Witness

3096 Cardinal Drive, Suite 2B  
Vero Beach, FL 32963

Jerry N. Rudden  
Jerry N. Rudden

Riva K. Rudden  
Riva K. Rudden

**Grantor Address:**  
4802 N. HWY A1A Unit 12  
Fort Pierce, FL 34949

\_\_\_\_\_  
Witness Signature

Michele Shough  
Printed Name of Second Witness

Printed Address of Second Witness

3096 Cardinal Drive, Suite 2B  
Vero Beach, FL 32963

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 29TH day of February, 2024, by Jerry N. Rudden and Riva K. Rudden.

Treasa Odom  
Notary Public

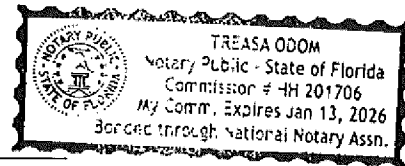
Notary Public Printed Name: Treasa Odom

My Commission Expires: 1-13-2026

Personally Known  OR Produced Identification

Type of Identification Produced: Maryland Drivers Licenses

(SEAL)



1616 SEA COVE CONDOMINIUM ASSOCIATION, INC.

CERTIFICATE OF APPROVAL TO PURCHASE

In Reference To:

Condominium N105, 1616 SEA COVE CONDOMINIUM, according to the Declaration of Condominium thereof, in Official Records Book 661 at Page 40 , and subsequent amendments on the Public Records of Indian River County, Florida.

At the request of the owner of record of said unit, the undersigned officer of 1616 SEA COVE CONDOMINIUM ASSOCIATION, INC., operating the above described condominium, hereby certifies:

That: Joel and Rebecca Gratwick Purchaser(s) has been duly approved by the undersigned Association, pursuant to the provisions of the above described Declaration of Condominium.

Dated This 26 Day of FEB, 2024

1616 SEA COVE CONDOMINIUM ASSOCIATION, INC.

BY: Vaughn Brown  
OFFICER OF THE BOARD OF DIRECTORS

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments personally appeared Vaughn Brown and that officer acknowledged executing the foregoing Certificate of Approval freely and voluntarily under authority vested in him/her by the corporation and that the seal affixed thereto is the true seal of said corporation.

WITNESS my hand and official seal this 26<sup>th</sup> day of February, 2024

Julie Barrett Gerber  
NOTARY PUBLIC

My commission expires:

