

Prepared by and return to:

Sandra G. Rennick
Attorney at Law
Gould Cooksey Fennell, PLLC
979 Beachland Boulevard
Vero Beach, FL 32963
772-231-1100
File Number: 14543.3

Deed: \$ 27.00
Docs Stamps: \$5,950.00
Total: \$5,977.00

Parcel Identification No.: 33402700021000002085.0

TRUSTEE'S DEED

THIS INDENTURE made the 4th day of March, 2024, by Sheila T. Ledbetter, an unmarried woman, individually and as Trustee of the Sheila T. Ledbetter Revocable Trust - 1998, dated October 28, 1998, as amended and restated, whose address is 7740 Indian Oaks Dr., Apt. G111, Vero Beach, FL 32966, of the County of Indian River, State of Florida hereinafter called the GRANTOR, to Edward R. Thibodeau and Julia H. Thibodeau, husband and wife, whose address is 1891 S. Spruce Street, Denver, CO 80231 of the County of Denver, State of Colorado, hereinafter called 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 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 2085 LAS RAMBLAS, THE RIVER MEWS, 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 651, PAGE 2824, AS AMENDED IN OFFICIAL RECORDS BOOK 822, PAGE 245 TO ADD FORESAID CONDOMINIUM UNIT TO THE DECLARATION, 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.

SUBJECT TO easements, restrictions, reservations, dedications, and rights of way of record, but this reference shall not operate to reimpose the same, and real estate taxes accruing subsequent to December 31, 2023.

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

GRANTOR COVENANTS with GRANTEE that GRANTOR has good right and lawful authority to sell and convey the property and GRANTOR warrants title to the property for any acts of GRANTOR and will defend the title against lawful claims of all persons claiming by, through, or under GRANTOR.

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:

Stephanie E. Knapp
 Witness Name: Stephanie E. Knapp
 Witness Address : 979 Beachland Blvd.
 Vero Beach, FL 32963

James F. Knapp
 Witness Name: JAMES F. KNAPP
 Witness Address : 979 Beachland Blvd.
 Vero Beach, FL 32963

Sheila T. Ledbetter #32
 Sheila T. Ledbetter, individually and as Trustee of
 the Sheila T. Ledbetter Revocable Trust - 1998,
 dated October 28, 1998, as amended and restated

State of Florida
 County of Indian River

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26 day of February, 2024 by Sheila T. Ledbetter, individually and as Trustee of the Sheila T. Ledbetter Revocable Trust - 1998, dated October 28, 1998, as amended and restated, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Jessi Dickerson
 Notary Public

Printed Name: Jessi Dickerson

My Commission Expires: 5/25/27

*The River Mews Association, Inc.***CERTIFICATE OF APPROVAL TO PURCHASE**

In Reference to:

Condominium Unit Address 2085 Las Ramblas in THE RIVER MEWS ASSOCIATION, according to the Declaration of Condominium thereof, in Official Records Book 853, at Page 675, of the Public Records of Indian River County, Florida.

At the request of the owner of records of said unit, the undersigned officers of THE RIVER MEWS CONDOMINIUM ASSOCIATION, INC. operating the above described condominium, hereby certifies:

Edward and Julia Thibodeau as Purchaser(s), has (have) been duly approved by the undersigned Association, pursuant to the provisions of the above-described Declaration of Condominium, with the following contingencies: None

Dated this 30TH day of January, 2024

THE RIVER MEWS CONDOMINIUM
ASSOCIATION, INC.

By: 


Ralph Gehr, President

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 acknowledgements personally appeared Ralph Gehr, Director and 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 30TH day of January, 2024.




NOTARY PUBLIC,
State of Florida at Large

My Commission Expires: