

Prepared by and return to:

May Lee  
Paralegal  
Barry G. Segal, P.A.  
3096 Cardinal Drive Suite 2C  
Vero Beach, FL 32963  
772-567-5552  
File Number: 25-468  
Will Call No.: Box 92

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## Warranty Deed

**This Warranty Deed** made this 4th day of February, 2025 between Rodger P. Schlage and Suzanne Elizabeth Robbins-Schlage, husband and wife, individually and as Trustees of the Robbins-Schlage Joint Revocable Trust dated April 18, 2018 whose post office address is 5510 Camino Real Ln., Vero Beach, FL 32967, grantor, and Edward J. McCormack, Jr., an unmarried man whose post office address is 5045 Harmony Circle, #104, Vero Beach, FL 32967, 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 No. I-14, of Harmony Island, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 796, Page 338, and all exhibits and amendments thereof, Public Records of Indian River County, Florida.

Parcel Identification Number: 32-39-23-00003-0009-00014/0

Subject to taxes for 2025 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, 2024**.

**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:

May Lee  
Witness Name: May Lee  
Witness Address: 3096 Cardinal Drive, Suite 2C  
Vero Beach, FL 32963

Rodger P. Schlage  
Rodger P. Schlage, individually and as Trustee

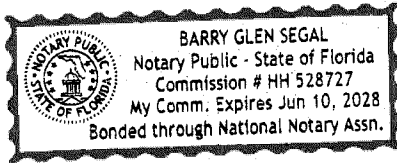
Suzanne Elizabeth Robbins-Schlage  
Suzanne Elizabeth Robbins-Schlage, individually and as Trustee

Barry Glen Segal  
Witness Name: Barry Glen Segal  
Witness Address: 3096 Cardinal Drive, Suite 2C  
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 \_\_\_ day of February, 2025 by Rodger P. Schlage and Suzanne Elizabeth Robbins-Schlage, husband and wife, individually as Trustee(s) of the Rodger P. Schlage and Suzanne Elizabeth Robbins-Schlage Trust dated April 18, 20, who  are personally known or  have produced a driver's license as identification.

[Notary Seal]



[Signature]  
Notary Public  
Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**Harmony Island Condominium Association, Inc.**

*c/o A.R. Choice Management, Inc.*  
100 Vista Royale Blvd., Vero Beach, FL 32962  
Phone (772) 567-0808 or Fax (772) 567-2551  
Info@archoice.com ~ Portal.archoice.com

**CERTIFICATE OF APPROVAL**

This is to certify that **Edward J McCormack, Jr.** have been approved by the Board of Directors at **Harmony Island Condominium Association, Inc.** as the Purchaser of the following described property in Indian River County, Florida.

Harmony Island BLDG I UNIT 14 OR BK 796 PP 338, the physical address being: **5045 Harmony Circle, Unit #104, Vero Beach, FL 32967.**

Such approval has been given pursuant to the provisions of the Declaration of Covenants of such association.

Dated this 27<sup>th</sup> day of January, 2025.

Harmony Island Condominium Association, Inc.

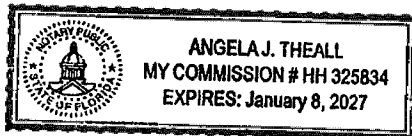
By *Melissa Mallory*

Melissa Mallory, Community Association Manager  
On Behalf of the Board of Directors for  
Harmony Island Condominium Association, Inc.

**STATE OF FLORIDA  
COUNTY OF INDIAN RIVER**

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of January, 2025, by Melissa Mallory on behalf of the association, who is personally known to me.

*Angela J. Theall*  
Notary Public, State of Florida at Large



My Commission expires: 1/8/27