

Prepared by and return to:

Sherri Reynolds
Supreme Title Solutions, LLC
1410 19th Place
Vero Beach, FL 32960
(772) 403-6161
File No 25-04-1699

Parcel Identification No 33-40-19-00012-2350-00105.0

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 19th day of May, 2025 between Christopher J. Fives, Individually and as Trustee of Patricia Fives Irrevocable Trust, dated December 21, 2016, whose post office address is 33 Manitou Trail, Kings Park, NY 11754, of the County of Suffolk, State of New York, Grantor, to Christine R. Libuha, a single woman, whose post office address is 235 Grand Royale Circle, 105, Vero Beach, FL 32962, of the County of Indian River, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

UNIT NO. 105, THE GRAND ROYALE 235, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1657, PAGE 115, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

Grantor warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 33 Manitou Trail, Kings Park, NY 11754.

This conveyance is subject to easements, restrictions, reservations, and limitations of record, if any, and 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 Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant 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, and subject to covenants, restrictions, easements, reservations and limitations of record, if any.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Patricia Fives Irrevocable Trust, dated December 21, 2016

By: [Signature]
Christopher J. Fives, Individually and as Trustee

[Signature]
WITNESS
PRINT NAME: Jill C. Burke

54 Foxboro Ave
Farmingville NY 11732
WITNESS 1 ADDRESS

[Signature]
WITNESS
PRINT NAME: KEITH KANE

31 MANITOU TRL
KINGS PARK NY 11754
WITNESS 2 ADDRESS

STATE OF NEW YORK
COUNTY OF SUFFOLK

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15 day of May, 2025, by Christopher J. Fives, Individually and as Trustee of Patricia Fives Irrevocable Trust, dated December 21, 2016, who is personally known to me or who has produced NYS Dc as identification.

[Signature]
Signature of Notary Public

Jill C. Burke
Print, Type/Stamp Name of Notary

JILL C. BURKE
Notary Public, State of New York
No. 01BU8151361
Qualified in Suffolk County
Commission Expires August 9, 2026

THE GRAND ROYALE CONDOMINIUM ASSOCIATION, INC.

c/o Keystone Property Management
780 US Highway 1, Suite 300
Vero Beach, FL 32962
772-569-7928

CERTIFICATE OF APPROVAL FOR PURCHASE

Seller/Grantor: Christopher J. Fives, Trustee of the Patricia Fives Irrevocable Trust

Buyer/Grantee: Christine R. Libuha

Property Address: 235 Grand Royale Circle, Unit 103, Vero Beach, Fl, 32962

The Board of Directors of The Grand Royale Condominium Association, Inc., on behalf of the Association hereby consents to the conveyance of the property described herein and the Grantee named herein in accordance with the provisions of the Declaration of Covenants and Restrictions, Articles of Incorporation and By-Laws of the Bradford Place Association, Inc.

Dated this 8th day of May, 2025.

THE GRAND ROYALE CONDOMINIUM ASSOCIATION, INC.

By: Gregory Jaworski

Title: President

Print Name: GREGORY JAWORSKI

State of Florida
County of ~~Indian River~~ St. Lucie (Sm)

I Hereby Certify that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgements personally appeared Gregory Jaworski, and that they acknowledge executing the foregoing Certificate of Approval freely and voluntarily under the authority vested in them by the corporation and that the seal affixed hereto is the true seal of said corporation.

Witness my hand and official seal this 8th day of May, 2025.

Sapna Mahadevan

Notary Public Sapna Mahadevan

