

Prepared by and return to:

Supreme Title Solutions, LLC  
1410 19th Place  
Vero Beach, FL 32960  
File No 25-04-1594

Parcel Identification No 33-40-30-00008-0020-00157.0

[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 **Leah S. Neher, an unmarried woman**, whose post office address is **151 Grove Isle Circle, Vero Beach, FL 32962**, of the County of Indian River, State of Florida, Grantor, to **Barbara Lee, an unmarried woman**, whose post office address is **157 Grove Isle Circle, 157, 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 County, Florida, to-wit:

UNIT 157, BUILDING 2, GROVE ISLE AT VERO BEACH, PHASE 3, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 723, PAGE 711, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, AS AMENDED; TOGETHER WITH ALL OF ITS APPURTENANCES, INCLUDING AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS APPURTENANT THERETO, ACCORDING TO SAID DECLARATION OF CONDOMINIUM.

**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 covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and 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, and subject to covenants, restrictions, easements, reservations and limitations of record, if any.

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:

Leah S. Neher  
Leah S. Neher

Kimberly Ludwig  
WITNESS  
PRINT NAME: Kimberly Ludwig

1410 19th Place  
Vero Beach, FL 32960  
WITNESS 1 ADDRESS

Sherril Reynolds  
WITNESS  
PRINT NAME: Sherril Reynolds

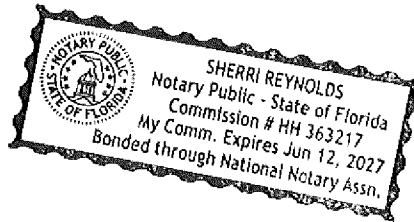
1410 19th Place  
Vero Beach, FL 32960  
WITNESS 2 ADDRESS

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 6<sup>th</sup> day of May, 2025, by Leah S. Neher,  who is/are personally known to me or  who has/have produced Driver License as identification.

Sherril Reynolds  
Signature of Notary Public

Sherril Reynolds  
Print, Type/Stamp Name of Notary



APPROVAL / DENIAL OF UNIT TRANSFER

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

GROVE ISLE AT VERO BEACH CONDOMINIUM ASSOCIATION by its Board of Administration has considered the application from: Barbara Lee for the purchase of the following condominium unit:

157 Grove Isle Cir. Building 2 Unit 157 GROVE ISLE AT VERO BEACH CONDOMINIUM ASSOCIATION, INC. according to the Declaration of Condominium recorded in the Public Records of Indian River County, Florida, together with an undivided share of the common elements appurtenant thereto.

The application is hereby  Approved  Denied

Said decision is based upon the information submitted by the applicant and assumes its accuracy and truthfulness.

DONE AND EXECUTED this 25<sup>th</sup> day of April, 2025.

GROVE ISLE AT VERO BEACH  
CONDOMINIUM ASSOCIATION INC.

By: *Barbara Lee*  
LCM

ATTEST:

*Kelly Hagen*

The forgoing instrument was acknowledged before me this 24<sup>th</sup> day of April, 2025 by Robert Mullett who is personally known to me and who did not take an oath.

*Kelly Hagen*

