

Prepared by and when recorded return to:  
Ronald Keith Lawn, Esquire  
Lawn & LeBlanc, PLLC  
5070 Highway A1A, Suite 221  
Vero Beach, FL 32963

Parcel ID No.: 31393600028050000005.0

**WARRANTY DEED**

THIS INDENTURE, is made the 22<sup>nd</sup> day of May, 2025, between **Mark E. Ventling and Emelie B. Ventling (a/k/a Emelie Bean Ventling), husband and wife**, whose post office address is, 500 Beachview Drive, PH-S, Indian River Shores, FL 32963, Grantors, and **Mark E. Ventling and Emelie Bean Ventling , Trustees of the Ventling Florida Trust dated April 29, 2025, and any amendments thereto**, whose post office address is 500 Beachview Drive, PH-S, Indian River Shores, FL 32963, Grantees, and such trust having been established under that certain revocable trust agreement, by Mark E. Ventling and Emelie Bean Ventling, as grantors and trustees. Grantors hereby GRANTS, COVEYS and WARRANTS unto Grantees, all of Grantors' interest in and to the following described real estate in the County of Indian River, Florida:

**Condominium Parcel No. PH South Building 500 of Carlton Vero Beach, a Condominium, according to The Declaration of Condominium recorded in O.R. Boox 1323, Page 167, and all exhibits and amendments thereof, Public Records of Indian River County, Florida.**

**Parcel ID.: 31393600028050000005.0**  
**Property address: 500 Beachview Drive, PH-S, Indian River Shores, FL 32963**

Full power and authority are conferred upon Grantees, as trustees, to protect, conserve, sell, convey, lease, grant and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantors to vest in the trustees of the trust full rights of ownership as authorized by Section 689.073 of the Florida Statutes.

Further, the terms of the trust provide for the present possessory right of possession of any homestead property in accordance with the Department of Revenue Rule 12D-7.011 and this deed will be recorded in compliance with Section 196.031(1) of the Florida Statutes, thereby entitling any real property transferred to the trust to homestead exemption status if all of the requirements are met.

This deed was prepared without the benefit of title insurance.

TO HAVE AND TO HOLD the property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege,

hereditament and appurtenance in anywise incident or appertaining to the property.

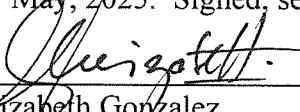
The conveyance made hereby, and the warranties made hereunder, are made by Grantors and accepted by Grantees subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Indian River County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.


In accordance with Section 732.7025(1) of the Florida Statutes, by executing or joining this deed, I intend to waive homestead rights that would otherwise prevent my spouse from devising the homestead property described in this deed to someone other than me.

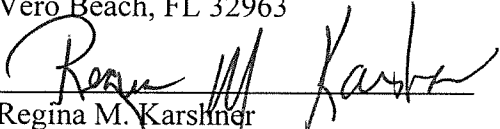
Grantors do hereby bind Grantors and Grantors' heirs, personal representatives, executors, administrators, successors and assigns to warrant and forever defend all and singular the property, to the extent conveyed hereby, unto Grantees and Grantees' heirs, personal representatives, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Taxes for the current year have been prorated and are assumed by Grantee.

IN WITNESS WHEREOF, the Grantor, Mark E. Ventling has executed this instrument on this 22<sup>nd</sup> day of May, 2025. Signed, sealed and delivered in our presence:

  
Elizabeth Gonzalez  
5070 Highway A1A, Suite 221  
Vero Beach, FL 32963

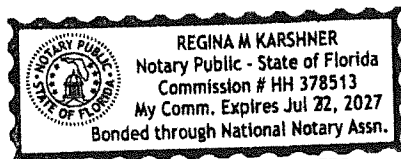
  
Mark E. Ventling  
500 Beachview Drive, PH-S  
Indian River Shores, FL 32963

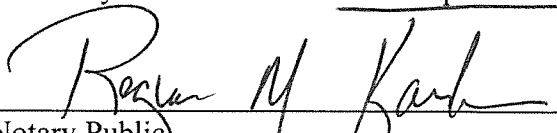
  
Regina M. Karshner  
5070 Highway A1A, Suite 221  
Vero Beach, FL 32963

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of physical presence this 22<sup>nd</sup> day of May, 2025, by Mark E. Ventling who is personally known to me or who has produced FL Driver License identification.

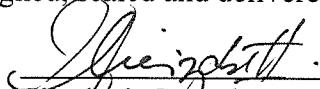
[Seal]

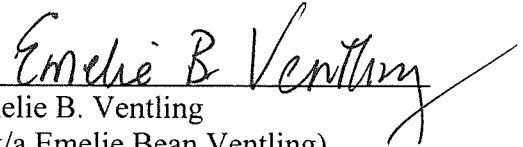


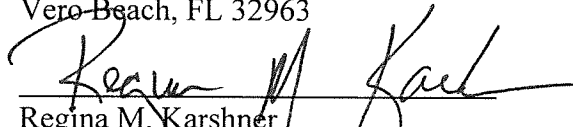
  
Notary Public  
My Commission Expires: 7-22-2027

IN WITNESS WHEREOF, the Grantor, Emelie B. Ventling (a/k/a Emelie Bean Ventling) has executed this instrument on this 22<sup>nd</sup> day of May, 2025.

Signed, sealed and delivered in our presence:

  
Elizabeth Gonzalez  
5070 Highway A1A, Suite 221  
Vero Beach, FL 32963

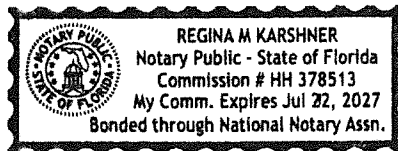
  
Emelie B. Ventling  
(a/k/a Emelie Bean Ventling)  
500 Beachview Drive, PH-S  
Vero Beach, FL 32963

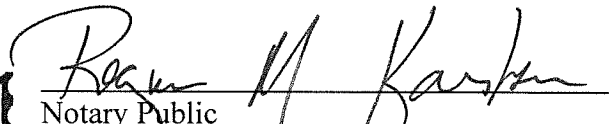
  
Regina M. Karshner  
5070 Highway A1A, Suite 221  
Vero Beach, FL 32963

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of physical presence this 22<sup>nd</sup> day of May, 2025, by Emelie B. Ventling (a/k/a Emelie Bean Ventling) who is personally known to me or who has produced FL Driver License as identification.

[Seal]



  
Notary Public  
My Commission Expires: 7-22-2027

**CARLTON VERO BEACH CONDOMINIUM ASSOCIATION, INC.**

**One Beach Club Place  
Vero Beach, FL 32963  
772-234-7423 Fax: 772-234-4803**

APPROVAL OF UNIT SALE/TRANSFER

STATE OF FLORIDA            )  
COUNTY OF INDIAN RIVER    )

CARLTON VERO BEACH CONDOMINIUM ASSOCIATION, INC.,

by its Board of Administration, does give its approval to:

**The Ventling Florida Trust UAD 04/29/2025  
Mark E. Ventling and Emelie Bean Ventling, Trustees**

(Enter name of individual, corporation or trustee)  
to acquire title to the following condominium unit:

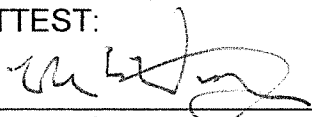
**Building 500 Unit# PHS** in *Carlton Vero Beach*,  
a CONDOMINIUM, according to the Declaration of  
Condominium recorded in O.R. Book 1323, Page 0167,  
Dated 3/20/2000 in the Public Records of Indian River  
County, Florida.

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

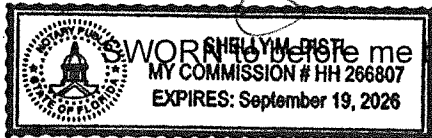
(CORPORATE SEAL)

CARLTON VERO BEACH  
CONDOMINIUM ASSOCIATION, INC.

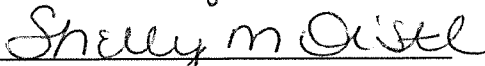
ATTEST:

  
\_\_\_\_\_  
Secretary

By:   
\_\_\_\_\_  
President



this 19<sup>th</sup> day of May, 2025

  
\_\_\_\_\_  
Notary Public

Date of Approval 5-19-2025 My commission expires: 9-19-2026

Date Confirmed by Board 5-19-2025