

421441

CONDOMINIUM WARRANTY DEED

THIS INDENTURE, made this 12th day of July, 1985, by and between MULLER & ASSOCIATES, INC., a Florida corporation, d/b/a PARK SHORES, LTD., party of the first part, and DOROTHY H. TODD whose address is: 121 Park Shores Circle, Villa 31E Indian River Shores, Florida 32963 party of the second part;

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration to it in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said party of the second part, her heirs, legal representatives and assigns, forever, the following described Condominium Unit, situate, lying and being in the County of Indian River, State of Florida, described as follows, to wit:

UNIT 31E, BUILDING 121, PARK SHORES III, a Condominium, according to the Declaration of Condominium dated July 2, 1984 and recorded in Official Record Book 688, Page 2638, Public Records of Indian River County, Florida, as amended, including the undivided interest in all common elements and limited common elements declared in said Declaration of Condominium to be an appurtenance to the above-described Unit;
TOGETHER WITH Parking Garage 31 and Courtyard 31, according to the said Declaration of Condominium.

The party of the second part, by acceptance hereof and by agreement with the party of the first part, hereby expressly assumes and agrees to be bound by and comply with all of the covenants, terms, provisions and conditions set forth and contained in the aforesaid Declaration of Condominium, including, but not limited to the obligation of making payment of assessments for the maintenance and operation of PARK SHORES III which may be levied upon or against the above-described Condominium Unit.

This conveyance is made subject to the following:

1. All of the terms, conditions, provisions, rights, privileges, obligations, easements and liens set forth and contained in the Declaration of Condominium hereinbefore described.
2. All other covenants, conditions, restrictions, agreements and easements of record, if any, taxes after the year 1984 and applicable zoning regulations and zoning ordinances which may now affect the above-described property.

AND the said party of the first part does hereby fully warrant the title to said CONDOMINIUM UNIT and will defend the same against the lawful claims of all persons whomsoever.

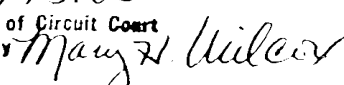
IN WITNESS WHEREOF, said party of the first part has caused these presents to be signed in its name by its proper officer and the corporate seal to be affixed, attested by the Secretary, the day and year first above written.

MULLER & ASSOCIATES, INC. d/b/a
PARK SHORES, LTD.

Attest:


Cecelia Z. Muller, Secretary

By: 
Henry J. Muller, President

DOC. ST. - AMT. \$ 945.00
FREDA WRIGHT, Clerk of Circuit Court
Indian River County - by 

Recording 13.00
Doc. Spts. 945.00

RETURN TO: COMMERCIAL TITLE SERVICES

BOOK 0713 PAGE 0203

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 acknowledgments, personally appeared Henry J. Muller and Cecelia Z. Muller, well known to me to be the President and Secretary, respectively, of MULLER & ASSOCIATES, INC., d/b/a PARK SHORES, LTD. and that they severally acknowledged executing the foregoing instrument freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 12th day of July, 1985.

Sandra Carpenter
Notary Public
My Commission Expires: Nov. 17, 1988

Notary Public, State of Florida
Bonded \$10,000.00

ACKNOWLEDGMENT AND RATIFICATION BY GRANTEE

The Grantee, by acceptance and execution of this Warranty Deed acknowledge that this conveyance is subject to the provisions of the Declaration of Condominium described herein, including the provisions of all of its exhibits. The Grantee does hereby ratify, confirms and approves all of said provisions. The Grantee agrees to be bound by all of said provisions and agrees that they are reasonable, fair and equitable. The Grantee further hereby impresses a lien upon the condominium unit described herein as security for her obligations, as described in said Declaration of Condominium and its exhibits.

IN WITNESS WHEREOF, the Grantee has set her hand and seal this 11th day of July, 1985.

Signed, sealed and delivered
in the presence of:

Mable P. Arnold

Dorothy H. Todd
Dorothy H. Todd

Nancy E. Trotter

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 acknowledgments, personally appeared Dorothy H. Todd, well known to me to be the person who executed the foregoing instrument and she acknowledged before me that she executed the same as her free act and deed for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 11th day of July, 1985

Bette Brendel
Notary Public
My Commission Expires:

Notary Public, State of Florida at Large.
My Commission Expires March 27, 1986.

This instrument prepared by:
COMMERCIAL TITLE SERVICES, INC.
949 Beachland Boulevard
Vero Beach, Florida 32963
Incident to the issuance of title insurance.

BOOK 0713 PAGE 0204

CERTIFICATE OF APPROVAL OF
PARK SHORES OF INDIAN RIVER SHORES CONDOMINIUM ASSOCIATION, INC.

THIS IS TO CERTIFY THAT DOROTHY H. TODD has been approved by PARK SHORES OF INDIAN RIVER SHORES CONDOMINIUM ASSOCIATION, INC. as the purchaser of the following described property in Indian River County, Florida:

UNIT 31E, BUILDING 121, PARK SHORES III, a Condominium, according to the Declaration of Condominium dated July 2, 1984 and recorded in Official Record Book 688, Page 2638, Public Records of Indian River County, Florida, as amended, including the undivided interest in all common elements and limited common elements declared in said Declaration of Condominium to be an appurtenance to the above-described Unit;
TOGETHER WITH Parking Garage 31 and Courtyard 31, according to the said Declaration of Condominium.

Such approval has been given pursuant to the provisions of the Declaration of Condominium of said Condominium.

DATED this 12th day of July, 1985.

PARK SHORES OF INDIAN RIVER SHORES
CONDOMINIUM ASSOCIATION, INC.

By: Henry J. Muller
Henry J. Muller, President

Attest: Cecelia Z. Muller
Cecelia Z. Muller, Secretary

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Henry J. Muller and Cecelia Z. Muller, well known to me to be the President and Secretary, respectively, of PARK SHORES OF INDIAN RIVER SHORES CONDOMINIUM ASSOCIATION, INC., and that they severally acknowledged executing the foregoing instrument freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 12th day of July, 1985.

Sandra Carpenter
Notary Public Notary Public, State of Florida
My Commission Expires: Nov. 1, 1987
Bonded New York Farm - Insurance, Inc.

FILED FOR RECORD
BOOK AND PAGE ABOVE
RECORD VERIFIED
1985 JUL 12 PM 4:02
CLERK OF CIRCUIT COURT
INDIAN RIVER CO., FLA.
FRED A. WRIGHT

BOOK 0713 PAGE 0205