

**This Warranty Deed** Made and executed the 17th day of March A. D. 19 87 by

EASTMONT CORP., A FLORIDA CORPORATION

a corporation existing under the laws of the State of Florida and having its principal place of business at 5151 Adanson Street, Orlando, Florida 32804 hereinafter called the grantor, to

John P. Gallo, a married man  
whose postoffice address is 1772 Garwood Lane, Vineland, N. J. 08360

hereinafter called the grantee:

(Wherever 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)

**Witnesseth:** That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Indian River County, Florida, viz:

Unit 204, 1616 Building, 1616 SEA COVE, A CONDOMINIUM, according to the amended Declaration of Condominium recorded March 7, 1983 in Official Records Book 659, Pages 40 through 136, inclusive, rerecorded in Official Records Book 661, Pages 2280 through 2378, inclusive, and amended by Certificate of Amendment recorded December 17, 1985 in Official Records Book 723, Pages 2895 through 2924, inclusive, of the Public Records of Indian River County, Florida, together with all of the appurtenances thereto, all according to said Declaration of Condominium and exhibits attached thereto.

Subject to Restrictions, Reservations, and Easements of record, if any, however, this reference will not act to reimpose same.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise appertaining.

**To Have and to Hold,** the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it 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

FILED FOR RECORD  
BOOK AND PAGE ABOVE  
RECORDED  
By: Donna Davis 2:34  
1987 MAR 24 PH 2:30  
(CORPORATE SEAL)

DOC. ST. - AMT. \$ 625.00  
FREDA WRIGHT, Clerk of Circuit Court  
Indian River County - by Donna Davis, D.C.

**In Witness Whereof**

the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

ATTEST:

Signed, sealed and delivered in the presence of:

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

Jerome Tremont

well known to me to be the President of EASTMONT CORP., respectively of the corporation named as grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses 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 17th day of March A. D. 19 87

Notary Public  
NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES: 01/01/1998

This Instrument prepared by: C.L. Christopher  
P.O. Box 1490 - 262 West State Road 434  
Address Longwood, Florida 32750

O.R. 0763 PG 2356