

Prepared by and return to:

Meredith A. Tessier
Riomar Title, LLC
83 Royal Palm Pointe
Vero Beach, FL 32960
(772) 999-5765
File No 22-3309

Parcel Identification No 33-40-30-00008-0003-87020.4

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the **29th day of September, 2022** between **Brenda Motley, a single woman**, whose post office address is **59 Gelbvieh Place, Clayton, NC 27527**, of the County of Johnston, State of North Carolina, Grantor, to **Thomas A. Marino and Edith M. Marino, husband and wife**, whose post office address is **870 Lake Orchid Circle, Unit #204, Vero Beach, FL 32962**, of the County of Indian River, State of Florida, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Indian River, Florida, to-wit:

UNIT 870-204, BUILDING C OF GROVE ISLE AT VERO BEACH, PHASE C, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 723 AT PAGE 711, AS AMENDED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA TOGETHER WITH THE UNDIVIDED SHARE OF THE COMMON ELEMENTS APPURTENANT THERETO.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantees 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.

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:

[Signature]
FIRST WITNESS SIGNATURE

Carlos A. Almira
FIRST WITNESS PRINTED NAME

1st witness
signed
present

[Signature]
Brenda Motley

[Signature]
SECOND WITNESS SIGNATURE

Tania Santiago
SECOND WITNESS PRINTED NAME

2nd witness
signed
present

STATE OF NORTH CAROLINA
COUNTY OF Johnston

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 22nd day of September, 2022, by Brenda Motley, a single woman.

[Signature]

Signature of Notary Public
Print, Type/Stamp Name of Notary

(Seal)

Personally Known: _____ OR Produced Identification:

Type of Identification Produced: Drivers License

CARLOS A. ALMIRA
Notary Public, North Carolina
Wake County
My Commission Expires
2/17/2025

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: Thomas & Edith Marino for the purchase of the following condominium unit:

870 Lake Orchid Cir. Building C Unit 204 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 16th day of September, 2022.

GROVE ISLE AT VERO BEACH
CONDOMINIUM ASSOCIATION INC.

By: *Robert Mullett* LCAM

ATTEST:

Kelly Hagen

The foregoing instrument was acknowledged before me this 16th day of September, 2022 by *Robert Mullett* who is personally known to me and who did not take an oath.

Kelly Hagen





Indian River County, FL

Parcel Summary

Parcel ID 33403000008000387020.4
 Prop ID 100817
 Location Address 870 LAKE ORCHID CIR 204
 VERO BEACH, FL 32962
 S 13SW E US1 To Abv 21SW (01008200)
 Neighborhood 01
 Market Area GROVE ISLE PHASE C BLDG C UNIT 870-204 OR BK 834 PP 1330
 Brief Tax Description Residential Condominium (0400)
 Property Use Code 30-33-40
 Sec/Twp/Rng 7-COUNTY- NO SEBASTIAN INLET
 Tax District 14.0266
 Millage Rate 0
 Acreage 0
 Homestead Y

[View Map](#)

Metes and Bounds

Owner Information

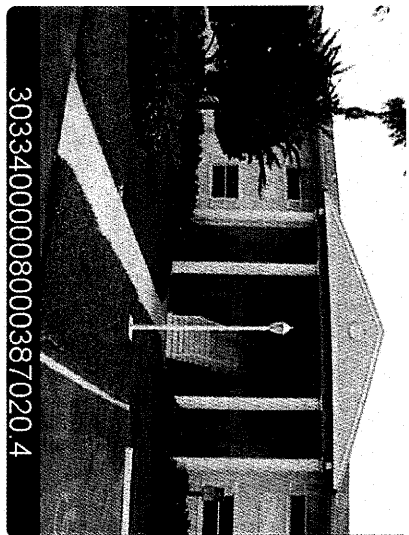
Primary Owner
 Marino Thomas A
 870 Lake Orchid Cir #204
 Vero Beach, FL 32962
Additional Owner
 Marino Edith M
 870 Lake Orchid Cir #204
 Vero Beach, FL 32962

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	\$140,861	\$111,100	\$111,100	\$115,967	\$108,380
Land Value	\$0	\$0	\$0	\$0	\$0
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Marked) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$140,861	\$111,100	\$111,100	\$115,967	\$108,380
Assessed Value	\$114,433	\$111,100	\$111,100	\$110,439	\$108,380
Exempt Value	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$64,433	\$61,100	\$61,100	\$60,439	\$58,380
Maximum Save Our Homes Portability	\$26,428	\$0	\$0	\$5,528	\$0
Taxes	\$1,164.03	\$1,146.55	\$1,155.80	\$1,174.50	\$1,158.08

Current Exemptions on this parcel:
 HEX-A - Additional 25,000 Homestead Exemption
 HEX - Exemption of Homesteads Reporting requirement on tax roll according to s. 196.002(1)

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.



30334000008000387020.4

Historical Valuation

Building Information

Type Residential Condo
 Total Area 1,213
 Heated Area 1,213
 Exterior Walls
 Interior Walls
 Roofing
 Roof Type
 Frame
 Floor Cover

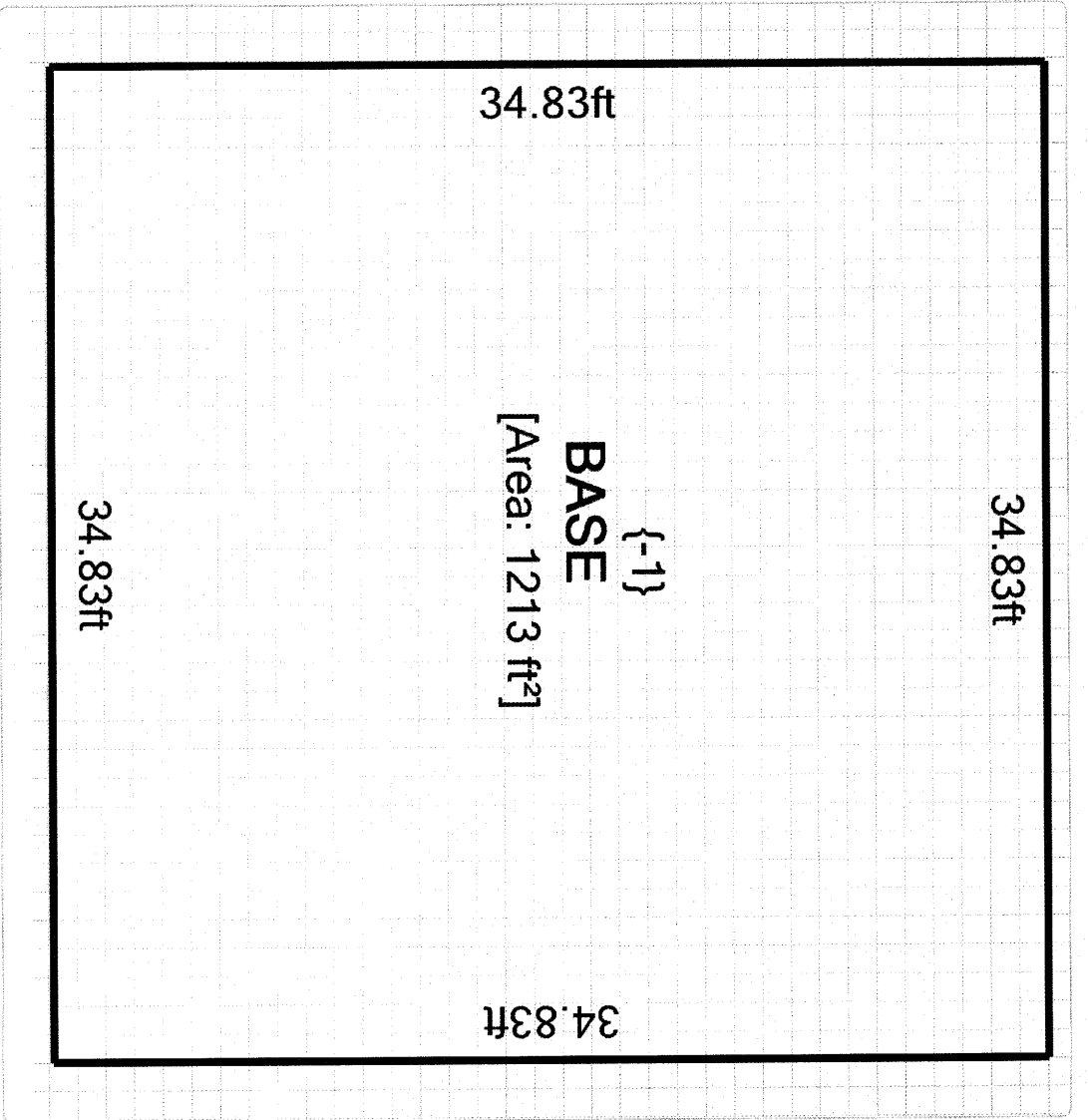
HCEV
 HVAC
 Bathrooms 2
 Bedrooms 2
 Total Rooms
 Stories 1.0
 Actual Year Built 1989
 Effective Year Built 1989
 Fireplace Code

Type	Description	Sq. Footage	Class	Sub Class	Building Use	Building Use Descr	Shape	Value
BASE	Base Area	1,213	*		0400	Residential Condo		\$157,764

Sales

Sale Date	Sale Price	Instrument	Instrument Description	Book	Page	Vacant/Improved	Grantor	Link to Official Records
9/29/2022	\$210,000	WD	Warranty Deed	3574	1402	Improved	MOTLEY BRENDA	Download
9/28/2021	\$54,300	QC	Quit Claim	3481	1497	Improved	CZIRR RYAN B & ANDREA DENISE; MOTLEY BRENDA	Download
1/24/2017	\$119,900	WD	Warranty Deed	2997	1954	Improved	BRAENDER DONALD P and MARJORIE H	Download
6/1/1989	\$81,000	WD	Warranty Deed	834	1674	Improved	1400 DEVELOPMENT CORP	Download

Sketches



Photos

Map

Maps are for graphical purposes ONLY. They do not represent a legal survey. While every effort has been made to ensure that this data is accurate and reliable within the limits of the current state of the art, Indian River Property Appraiser cannot assume liability for any damages caused by an error or omissions in the data, nor as a result of the failure of data to function on a particular system. Indian River Property Appraiser makes no warranty, expressed or implied, nor does the fact of distribution constitute such a warranty. For the definitive description of real property, consult the deed recorded in the County Clerks Office.

Additional GIS Maps

Comp Search (Residential)

[Start Comp Search](#)

No data available for the following modules: Land Information, Extra Features, Permits, Comp Search (Commercial), Comp Search (Vacant).

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