

Return to: Cindy Silverstein
Name: Stewart Title Company
Address: 333 17th Street, Suite F
Vero Beach, Florida 32960

This Instrument Prepared by:
Cindy Silverstein
Stewart Title Company
333 17th Street, Suite F
Vero Beach, Florida 32960

as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):

33-40-19-00002-0220-00203/0

File No: 1113453 - 2902

Rec: 29.00

D.S: 203.00

WARRANTY DEED

This Warranty Deed Made the 6th day of January, 2012, by Barbara Burket, individually and as Trustee and Bobby E. Hodges, individually and as Trustee of the Burket-Hodges Living Trust dated April 8, 2009, , hereinafter called the grantor, whose post office address is: 387 Cannon Green Dr, Apt E, Goleta, California 93117

to John A. Thomas and Kathleen M. Bewley-Thomas, husband and wife, whose post office address is: 14951 Sheila Ct, Oak Forest, Illinois 60452, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of **\$10.00** Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Indian River County, Florida**, to wit:

Apartment No. 203, Condominium Apartment Building No. 22, Vista Royale, Phase 1, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 530, Page 818, and as amended, of the Public Records of Indian River County, Florida.

Certificate of Approval attached hereto and made a part thereof.

The property is **not** the homestead of the Grantor(s).

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 the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; 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 2011, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

**SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)**

Witness Signature: *Michael Bui* *Barbara Burket*
Printed Name: MICHAEL BUI Barbara Burket, individually and as Trustee

Witness Signature: *Brenda Rubio* *Bobby E. Hodges*
Printed Name: BRENDA RUBIO Bobby E. Hodges, individually and as Trustee

Witness Signature: _____
Printed Name: _____

Witness Signature: _____
Printed Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, _____, by **Barbara Burket, individually and as Trustee and Bobby E. Hodges, individually and as Trustee of the Burket-Hodges Living Trust dated April 8, 2009**, who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission expires: *See CA Notary*

Notary Public Signature
Printed Name: _____
Serial Number _____

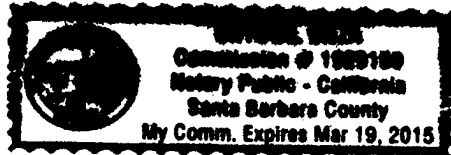
(SEAL)

California Jurat Form

State of California
County of Santa Barbara

Subscribed and sworn to (or affirmed) before me on this 4th
day of January, 2012, by Bobby E. Hodges and
Barbara Burket,

proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



(Seal)

Signature

A handwritten signature in black ink, appearing to read "Bobby E. Hodges", written over a horizontal line.

*The following information is **not** required by law, but may be helpful to other parties relying on the document and may deter fraudulent activity if removed and reattached to another document.*

Title (or type) of Document: Warranty Deed

Number of pages (**not** including this page): 1



CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT JOHN THOMAS & KATHLEEN BEWLEY-THOMAS HAS BEEN APPROVED BY THE VISTA ROYALE ASSOCIATION, INC. AS THE PURCHASER/S OF THE FOLLOWING DESCRIBED PROPERTY IN INDIAN RIVER COUNTY:

APARTMENT NO. 203 OF VISTA ROYALE APARTMENT BUILDING 22, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, DATED 9/30/1976 AND RECORDED 9/30/1976 IN OFFICIAL RECORD BOOK 530 PAGES 818 OF PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

SUCH APPROVAL HAS BEEN GIVEN PURSUANT TO THE PROVISIONS OF SECTION 15.2 OF THE DECLARATION OF CONDOMINIUM OF SUCH CONDOMINIUM DATED THIS 19TH DAY OF DECEMBER, 2011.

VISTA ROYALE ASSOCIATION, INC.

BY: [Signature]
TREASURER

ATTEST: [Signature]
DIRECTOR

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19TH DAY OF DECEMBER, 2011 BY WALTER ALLEN AND JAMES IASIMONE OF VISTA ROYALE ASSOCIATION, INC., A NOT FOR PROFIT CORPORATION ON BEHALF OF THE CORPORATION. HE/SHE IS PERSONALLY KNOWN TO ME.

[Signature]
MARY JO ERDWEIN
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO.: DD788119
MY COMMISSION EXPIRES: 5/28/12

