

*This instrument was prepared incident to
the issuance of a title insurance contract,
and is to be returned to:*

Jason A. Beal
Atlantic Coastal Land Title Company, LLC
855 21st St., Suite C
Vero Beach, Florida 32960

File Number: **45081407**
Parcel ID Number: **33-40-19-00002-0190-00202.0**

GENERAL WARRANTY DEED

This deed, made as of this **6th** day of **February, 2015**, by **Donald D. Dawson, a single person (as Grantor)**; and **Peerless Securities, LLC, a Massachusetts limited liability company** whose postoffice address is: **55 Glenville Ave, Allston, MA 02134 (as Grantee)**;

(Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, partnerships or other entities; wherever the context so admits or requires.)

WITNESSETH:

That the grantor, for and in consideration of the sum of \$10.00 in hand paid by grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to the following described parcel of land, to wit:

Unit 202, CONDOMINIUM APARTMENT BUILDING NO. 19 OF VISTA ROYALE, PHASE 1, according to the Declaration of Condominium thereof, as recorded in O. R. Book 524, at Page 614 (as amended), of the Public Records of Indian River County, Florida.

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 grantor hereby covenants with grantee that grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that 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 for the year in which this deed is given; and restrictions, reservations, limitations, covenants, conditions and easements of record, if any; insofar as same are valid and enforceable (however, this clause shall not be construed to reimpose same).

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:


Jason Beal



Donald D. Dawson
19 Pine Arbor Lane #202
Vero Beach, FL 32962


Herb Hogan

State of **FLORIDA**
County of **INDIAN RIVER**

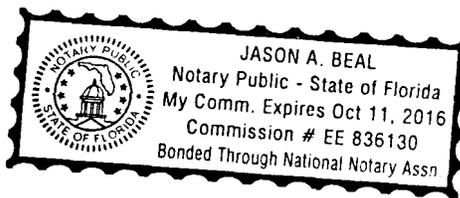
The foregoing instrument was acknowledged before me the date hereinafter given, by **Donald D. Dawson**; who was/were either personally known to me; or produced identification of sufficient character so as to identify said individual(s) with reasonable certainty; and who did/did not take an oath.

Witness my hand and official seal in the County and State last aforesaid, this **6th day of February, 2015.**


Notary Public

Type of identification provided (Check One):

- Driver's License
- Passport
- Government (State or Federal) ID Card
- Resident Alien ID Card
- Other





CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT PEERLESS SECURITIES, LLC / JAMES M. PEERLESS HAS/HAVE BEEN APPROVED BY THE VISTA ROYALE ASSOCIATION, INC. AS THE PURCHASER/S OF THE FOLLOWING DESCRIBED PROPERTY IN INDIAN RIVER COUNTY:

APARTMENT NO. 202 OF VISTA ROYALE APARTMENT BUILDING 19 A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, DATED 7/16/1976 AND RECORDED 7/22/1976 IN OFFICIAL RECORD BOOK 524 PAGES 614 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 2ND DAY OF FEBRUARY, 2015.

VISTA ROYALE ASSOCIATION, INC.

BY: George Fuller
SECRETARY

ATTEST: Walter Allen
DIRECTOR

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2ND DAY OF FEBRUARY, 2015 BY GEORGE FULLER AND WALTER ALLEN OF VISTA ROYALE ASSOCIATION, INC., A NOT FOR PROFIT CORPORATION ON BEHALF OF THE CORPORATION. HE/SHE IS PERSONALLY KNOWN TO ME.

Mary Jo Erdwein
MARY JO ERDWEIN
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO.: EE 166164
MY COMMISSION EXPIRES: 5/26/2016

