

Rec 35.50
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This instrument prepared by and return to:
Jennifer D. Peshke, Esq.
LAW OFFICES OF JENNIFER D. PESHKE, P.A.
4733 North Highway A1A, Suite 303
Vero Beach, Florida 32963
Telephone: 772-231-1233
Facsimile: 772-231-4435

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED executed this 5th day of March, 2015, by Jean R. Ladopoulos, an unmarried person, whose address is 78 Royal Oak Dr., Unit 207, Vero Beach, FL 32962, GRANTOR, to Teresa Nakouzi, whose address is 25 Lake Street, Hamden, Connecticut 06517, GRANTEE.

(Wherever used herein the terms "Grantor" and "Grantee" shall include, singular and plural, all the parties to this instrument, the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said Grantor, for and in consideration of the sum of \$10.00 in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Indian River, State of Florida, to-wit:

Apartment No. 207 of Condominium Apartment Building No. 78 of VISTA ROYALE, PHASE 3, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 584, Page 2007, and all exhibits and amendments thereof, Public Records of Indian River County, Florida.

Subject to easements, restrictions, reservations and rights-of-way of record and taxes accruing subsequent to December 31, 2014.

Parcel Identification Number: 33-40-19-00004-0780-00207.0

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

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or in equity, to the only proper use, benefit and behalf of the said Grantee forever.

THIS INSTRUMENT HAS BEEN PREPARED BY THE ABOVE NOTED PARTY WITHOUT BENEFIT OF ABSTRACT OR TITLE EXAMINATION. THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE EXISTENCE OF LIENS, CLAIMS, OR ENCUMBRANCES OF ANY NATURE OF RECORD, OR WHICH MAY EXIST AGAINST THE PROPERTY.

5th IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal this 5 day of March, 2015.

Diane Ernst
Printed: Diane Ernst

Jean R. Ladopoulos
JEAN R. LADOPOULOS

Heather J. Anten
Printed: Heather J. Anten

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

The foregoing instrument was sworn to and acknowledged before me this 5th day of March, 2015, by Jean R. Ladopoulos, who [] is personally known to me [X] or who has produced a drivers license as identification.



Diane Ernst
Notary Public, State of Florida at Large
My Commission Expires:

(Notary Seal)



CERTIFICATE OF APPROVAL – QUIT CLAIM

THIS IS TO CERTIFY THAT TERESA NAKOUZI 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. 207 OF VISTA ROYALE APARTMENT BUILDING 78, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, DATED 5/7/1979 AND RECORDED 5/9/1979 IN OFFICIAL RECORD BOOK 584 PAGES 2007 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 23rd DAY OF FEBRUARY, 2015.

VISTA ROYALE ASSOCIATION, INC.

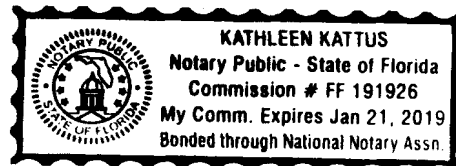
BY: [Signature]
TREASURER

ATTEST: [Signature]
DIRECTOR

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF FEBRUARY, 2015 BY JAMES IASIMONE AND HAROLD H. ROBINSON OF VISTA ROYALE ASSOCIATION, INC., A NOT FOR PROFIT CORPORATION ON BEHALF OF THE CORPORATION. HE/SHE IS PERSONALLY KNOWN TO ME.

[Signature]
KATHLEEN KATTUS
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO.: FF 191926
MY COMMISSION EXPIRES: 1/21/2019





CERTIFICATE OF APPROVAL – ADD AS RESIDENT

THIS IS TO CERTIFY THAT JEAN LADOPOULOS HAS BEEN APPROVED BY THE VISTA ROYALE ASSOCIATION, INC. AS RESIDENT OF THE FOLLOWING DESCRIBED PROPERTY IN INDIAN RIVER COUNTY:

APARTMENT NO. 207 OF VISTA ROYALE APARTMENT BUILDING 78, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, DATED 5/7/1979 AND RECORDED 5/9/1979 IN OFFICIAL RECORD BOOK 584 PAGES 2007 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 23rd DAY OF FEBRUARY, 2015.

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 23rd DAY OF FEBRUARY, 2015 BY JAMES IASIMONE AND HAROLD H. ROBINSON OF VISTA ROYALE ASSOCIATION, INC., A NOT FOR PROFIT CORPORATION ON BEHALF OF THE CORPORATION. HE/SHE IS PERSONALLY KNOWN TO ME.

[Signature]
KATHLEEN KATTUS
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO.: FF 191926
MY COMMISSION EXPIRES: 1/21/2019

