

Actual consideration paid is \$ 64,000.00

Prepared by and Return to:

Darlene K. Pegg, CLC, President  
Elite Title of the Treasure Coast, Inc.  
3055 Cardinal Drive, Suite 105  
Vero Beach, Florida 32963  
Courthouse Box #82

\$16.50  
\$448.00

Parcel ID Number: 33-39-01-00056-0030-00010.2

# Warranty Deed

This Indenture, Made this 14<sup>th</sup> day of **March**, 2016 A.D., **Between**  
**James A. Hardin, a married adult**

of the County of **Berrien**, State of **Michigan**, **grantor**, and  
**John N. Barrett, an unmarried adult**

whose address is: **401 W. ~~River~~ Dover Road, Pawling, NY 12564**

of the County of **Dutchess**, State of **New York**, **grantee**.

**Witnesseth** that the GRANTOR, for and in consideration of the sum of

-----**TEN DOLLARS (\$10)**----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Indian River** State of **Florida** to wit:  
**Unit J-2 of Oak Park Terrace Unit III, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 499, Page(s) 576, of the Public Records of Indian River County, Florida, and any amendments thereto, together with its undivided share in the common elements.**

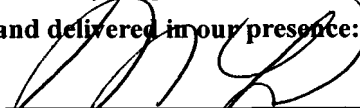
Said land is free of all encumbrances, except taxes for the year in which this deed is given; and restrictions, reservations, limitations, covenants, conditions and easements of record, if any; insofar as same are valid and enforceable (however, this clause shall not be construed to reimpose same.)

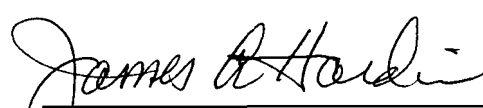
The grantor herein warrants and avers that grantor does not reside on the lands conveyed hereby, nor on contiguous land; nor is any member of grantor's family dependent upon grantor for support.


and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

**In Witness Whereof**, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Printed Name: **DARLENE K. PEGG**  
Witness

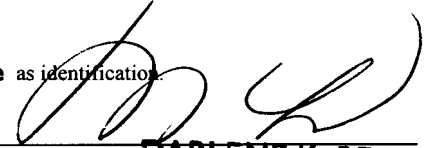
  
James A. Hardin (Seal)  
P.O. Address: 1153 W. Glenlord Road, Saint Joseph, MI 49085

  
Printed Name: **Lauren Connolly**  
Witness

STATE OF **Florida**  
COUNTY OF **Indian River**

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of **March**, 2016 by  
**James A. Hardin, a married adult**

who is personally known to me or who has produced his **Valid Driver's License** as identification.



Printed Name: **DARLENE K. PEGG**  
Notary Public  
My Commission Expires:





OAK PARK TERRACE CONDOMINIUM ASSOCIATION  
C/O FIRSTSERVICE RESIDENTIAL  
3055 CARDINAL DRIVE, SUITE 200 VERO BEACH, FL 32963  
PHONE: 772-562-9031 FAX: 772-562-9998  
[www.fsrsoth.fsrconnect.com/oakparkterrace](http://www.fsrsoth.fsrconnect.com/oakparkterrace)

April 6, 2016

Elite Title  
Attn: Jessica

Please allow this letter to serve as authorization to record the warranty deed for John Barrett for the purchase of Oak Park Terrace 400 18<sup>th</sup> Street Unit J2 Vero Beach, FL 32960. The prior certificate of approval was given to Mr. Barrett, who is traveling and does not have access to it in the immediate future.

If you have any questions or concerns please feel free to contact me.

Thank you,

Judy Brauer, Administrative Assistant

On behalf of Board of Directors Oak Park Terrace