

NOTE TO CLERK/TAX EXAMINER: Actual consideration paid is \$ 103,000.00

Prepared by and Return to:  
Darlene K. Pegg, CLC President  
Elite Title of the Treasure Coast, Inc.  
3055 Cardinal Drive, Suite 105  
Vero Beach, FL 32963

(H)  
\$ 75.50  
\$ 721.00

Parcel ID Number: 33-39-17-00009-0000-00031/0

# Warranty Deed

This Indenture, Made this 9th day of December, 2016 A.D., Between Janet Zakarian, an unmarried adult

of the County of Charlotte, State of Florida, grantor, and Matthew Zakarian, an unmarried adult

whose address is: 611 Carriage Lake Way, Vero Beach, FL 32968

of the County of Indian River, State of Florida, 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: Lot 31, A Plat of Carriage Lake at Vero PD, according to the map or plat thereof, as recorded in Plat Book 17, Page(s) 57 through 59, inclusive, of the Public Records of Indian River County, Florida.

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.)

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 her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

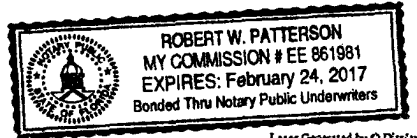
Printed Name: ROBERT W. PATTERSON  
Witness #1  
Printed Name: Janet Zakarian (Seal)  
Janet Zakarian  
P.O. Address: 17299 Lake Worth Blvd., Port Charlotte, FL 33948

Printed Name: Lora Freda  
Witness #2

STATE OF Florida  
COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 6th day of December, 2016 by Janet Zakarian, an unmarried adult

who are personally known to me or who have produced their Valid Identification as identification.



Printed Name: ROBERT W. PATTERSON  
Notary Public  
My Commission Expires: 2-24-2017



# Homeowners Association of Carriage Lake At Vero Beach, Inc.

c/o A.R. Choice Management, Inc.  
100 Vista Royale Blvd., Vero Beach, FL 32962  
Phone (772) 567-0808 ~ Fax (772) 567-2551  
[Abe@ARChoice.com](mailto:Abe@ARChoice.com) ~ [Pam@ARChoice.com](mailto:Pam@ARChoice.com)


## CERTIFICATE OF APPROVAL

This is to certify that **Matthew Zakarian** has been approved by the Board of Directors at the Homeowners Association of Carriage Lake at Vero Inc. as the Purchaser of the following described property.

Carriage Lake at Vero LOT/UNIT: LOT 31, the physical address being: 611 Carriage Lake Way, Vero Beach, Florida 32968.

Such approval has been given pursuant to the provisions of the Declaration of Covenants of such association.

**Dated this** 15<sup>th</sup> **Day of November**  
Homeowners Association of Carriage Lake at Vero Inc


  
\_\_\_\_\_  
**Abe Abramczyk**, *Community Association Manager*

*On Behalf of the Board of Directors for the Homeowners Association of Carriage Lake at Vero, Inc.*

## STATE OF FLORIDA

### COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 15<sup>th</sup> Day of November, 2016, by Abe Abramczyk on behalf of the association, who is personally know to me.

  
\_\_\_\_\_  
*Notary Public, State of Florida at Large*  
*My Commission Expires 9/14/18*

