



Prepared by
Stacy King, an employee of
First American Title Insurance Company
2001 9th Avenue, Suite 108
Vero Beach, Florida 32960
(877)753-0344

Return to: Grantee

File No.: 2118-2427790
Consideration: \$45,000.00

WARRANTY DEED

This indenture made on **June 16, 2017** A.D., by

Inspired Capital Group LLC, a Texas limited liability company

whose address is: **3948 Legacy Dr. Suite 106-334 Plano, TX 75023**
hereinafter called the "grantor", to

Richard Palazzo and Joanne Palazzo, husband and wife

whose address is: **5742 Harrietts Bluff Rd Woodbine, GA**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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:

Unit No. 104, Building No. 42 Of VISTA GARDENS F/K/A VISTA ROYALE GARDENS, A Condominium, Together With An Undivided Interest In The Common Element, According To The Declaration Of Condominium Recorded In O.R. Book 618, Page 2216, And All Exhibits And Amendments Thereof, Public Records Of Indian River County, Florida.

Parcel Identification Number: **334018000020420001040**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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 December 31st of 2016.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name, the day and year first above written.

Inspired Capital Group LLC, a Texas limited liability company

By: [Signature]

Name: Kimberly Banks Fawcett
Title: Managing Member

Signed, sealed and delivered in our presence:

Katherine Hancock
Witness Signature

Print Name: Katherine Hancock

[Signature]
Witness Signature

Print Name: Brittany Hainley

State of **Texas**

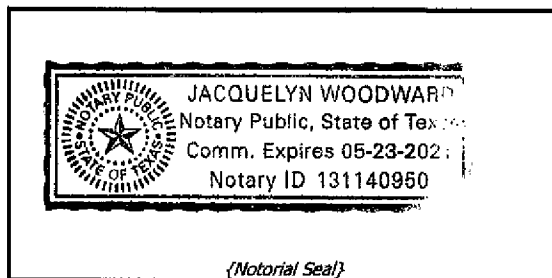
County of **Collin**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on **June 16, 2017**, by **Kimberly Banks Fawcett, as Managing Member, on behalf of Inspired Capital Group LLC, a Texas limited liability company**, existing under the laws of the State of **Texas**, who is/are personally known to me or who has/have produced a valid driver's license as identification.

[Signature]
Notary Public

Jacquelyn Woodward
(Printed Name)

My Commission expires: 5/23/2021



CERTIFICATE OF APPROVAL

This is to certify that Richard & Joanne Palazzo
has/have been approved by Vista Gardens Association, Inc. as the PURCHASER(S) of
the following described property in Indian River County:

Building No. 42 Unit No. 104 VISTA GARDENS, A CONDOMINIUM,
according to the Declaration of Condominium, dated March 13, 1981
and recorded in official Record Book 618, pages 2216 to 2319,
inclusive, public records of Indian River County, Florida, as amended.

Such approval has been given pursuant to the provisions of Section 23 of
the Declaration of Condominium of such condominium.

DATED this 8th day of June, 2017.

VISTA GARDENS ASSOCIATION, INC.

By 
Treasurer

Attest: 
Secretary

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

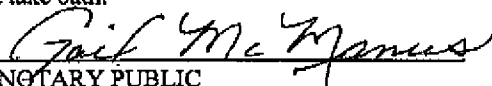
The foregoing instrument was acknowledged before me this 8th day of

June, 2017 by Tony Girardi Treasurer
(Title)

and Peggy Wargo Secretary of Vista Gardens
(Title)

Association, Inc., a Florida Corporation, on behalf of the Corporation.

They are personally known to me and did not take oath.


NOTARY PUBLIC

Commission Expires 4/4/2021

Notary Serial Number GG090296

