

Prepared by:
Gloria Guzman Thomas
Oceanside Title & Escrow
3501 Ocean Drive
Vero Beach, Florida 32963
File Number: G1802002AN

General Warranty Deed

Made this February 21, 2018 A.D. By **Dolores Katherine Chute**, whose address is: 7745 Indian Oaks Drive, Vero Beach, Florida 32966, hereinafter called the grantor, to **Dolores C. Gaddy**, whose post office address is: 1520 Oak Harbor Blvd 202, Vero Beach, Florida 32967, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

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, viz:

Unit No. 202, Mayfair House at Oak Harbor Condominium, as per the Declaration of Condominium thereof, recorded in Official Records Book 1381, Page 1027, together with any amendments thereto, of the Public Records of Indian River County, Florida; together with an undivided interest in the common elements.

Parcel ID Number: **32-39-23-00020-0000-00202/0**

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

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

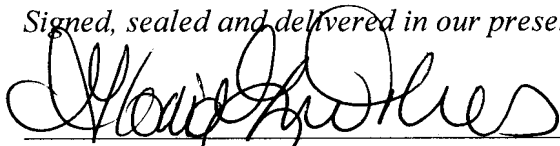
To Have and to Hold, the same in fee simple forever.

And 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 31, 2017.

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Vero Beach, Florida 32963
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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:



Witness Printed Name GLORIA GUZMAN THOMAS

 (Seal)

Dolores Katherine Chute
Address: 7745 Indian Oaks Drive, Vero Beach, Florida 32966



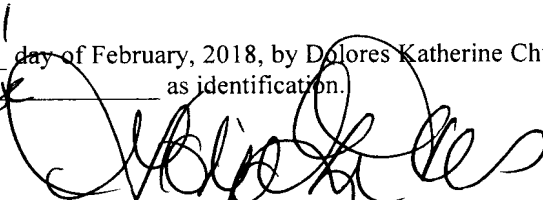
Witness Printed Name KELLY LEVY

_____ (Seal)

Address:

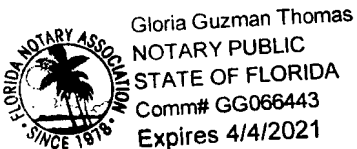
State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 21 day of February, 2018, by Dolores Katherine Chute, who is personally known to me or who has produced Drivers License as identification.



Notary Public
Print Name: GLORIA GUZMAN THOMAS

My Commission Expires: 4/4/2021



Mayfair House at Oak Harbor Condominium Association, Inc.

c/o A.R. Choice Management, Inc.
100 Vista Royale Boulevard ~ Vero Beach, FL 32962
Phone (772) 567-0808 ~ Fax (772) 567-2551
Melissa@ARChoice.com ~ Karli@ARChoice.com

Certificate of Approval

RE: Seller/Grantor – Dolores Chute

Buyer/Grantee – Dolores C. Gaddy

Property – 1520 Oak Harbor Blvd. #202

The Board of Directors of Mayfair House at Oak Harbor Condominium Association, Inc. on behalf of the Association, does hereby waive any right of first refusal and consents to the conveyance of the property described herein to the Grantee named herein.

Dated this 13th day of February, 2018

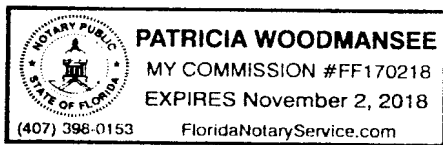
Mayfair House at Oak Harbor
Condominium Association, Inc.

By Karli Aguirre
Managing Agent

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 13th day of

February, 2018 by Karli Aguirre
Who is personally known to me or has presented proof that he/she is Managing Agent of Mayfair House at Oak Harbor Condominium Association, Inc., a Florida not-for-profit corporation, pursuant to the authority duly vested in him/her, on behalf of said corporation.



Notary public, State of Florida
Patricia Woodmansee

My Commission expires: November 2, 2018

CERTIFICATE OF APPROVAL OF PURCHASER

THIS IS TO CERTIFY that Dolores C. Gaddy, are approved by the OAK HARBOR PROPERTY OWNERS ASSOCIATION, INC., as the purchasers of the following described property in Indian River County, Florida:

Parcel Number 3239230002000000202.2
Unit 202, Mayfair House at Oak Harbor, 1520 Oak Harbor Blvd., Vero Beach, FL 32967

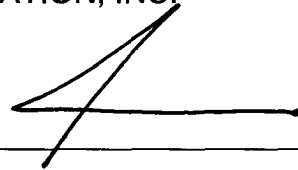
Such approval has been given pursuant to the provisions of the Declaration of Covenants, Restrictions and Easements for Oak Harbor, recorded in Official Records Book 1123, at Page 1981, of the Public Records of Indian River County, Florida.

The approval herein granted shall not be construed in any way to be a waiver of right to approve or disapprove any subsequent purchaser of the premises.

Dated this 14th day of February, 2018.

OAK HARBOR PROPERTY OWNERS
ASSOCIATION, INC.

By: _____



STATE OF FLORIDA)
) ss.
COUNTY OF Indian River)

The foregoing instrument was acknowledged before me this 14th day of February, 2018, by Arthur Spilios of the Oak Harbor Property Owners Association, Inc. The above-mentioned individual is personally known to me.

Melissa A. Courtney

NOTARY PUBLIC – STATE OF FLORIDA

Commission Number:

My commission expires:

