

After Recording Return to:
Cindy Silverstein
Stewart Title Company
333 17th Street, Suite F
Vero Beach, FL 32960

This Instrument Prepared by:
Cindy Silverstein
Stewart Title Company
333 17th Street, Suite F
Vero Beach, FL 32960
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
33-39-01-00056-0060-00013/6
File No.: 164974

WARRANTY DEED

This Warranty Deed, Made the 21 day of February, 2018, by John D. Matranga Jr., A single man, as to a life estate and Toni Ann Pruner, whose post office address is: 400 18th St # G-3, Vero Beach, FL 32960, hereinafter called the "Grantor", to David R. Kiracofe and Sandra K. Kiracofe, husband and wife, whose post office address is: 6619 Velmar Dr, Fort Wayne, IN 46835, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$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:

Apt. No. M-6 of Oak Park Terrace VI, a Condominium according to the Declaration of Condominium recorded in Official Record Book 554, Page 2425, of the Public Records of Indian River County, Florida and any amendments or exhibits thereto. Together with an undivided interest in the common elements appurtenant thereto.

The property is the homestead of the Grantor(s) John D. Matranga Jr.
Grantor Toni Ann Pruner herein certifies that subject property is not her homestead.
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, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: Cindy Silverstein
Printed Name: Cindy Silverstein

John D. Matranga Jr.
John D. Matranga Jr.

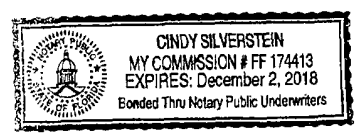
Witness Signature: Joc Ann Webster
Printed Name: Joc Ann Webster

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 21 day of February, 2018 by John D. Matranga Jr., A single man, who has produced driver license(s) as identification.

Cindy Silverstein
Notary Public Signature
Printed Name: Cindy Silverstein

My Commission Expires: _____
(SEAL)



IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: [Signature] Toni Ann Pruner
Printed Name: Maureen L. McDonald Toni Ann Pruner

Witness Signature: [Signature] _____
Printed Name: DEE KENNEDY

State of North Carolina
County of Mecklenburg

The foregoing instrument was acknowledged before me this 21 day of February, 2018 by **Toni Ann Pruner**, who has produced driver license(s) as identification.

[Signature]
Notary Public Signature
Printed Name: MARIA LUISA MARKS

My Commission Expires: 10/16/2021
(SEAL)

Maria Luisa Marks
NOTARY PUBLIC
Mecklenburg County, NC
My Comm. Exp. October 16, 2021

Certificate of Approval
Oak Park Terrace Condominium Association, Inc.

This is to certify that DAVID + SANDRA KIRACOFFE has/have been approved by Oak Park Terrace Condominium Association, Inc., as the purchaser of the following described property in the city of Vero Beach, Indian River County, Florida

Oak Park Terrace, in Unit 6 Bldg M, according to the Declaration of Condominium dated _____ and recorded in O.R. Book _____ Pages _____, Public Records of Indian River County, Florida and all subsequent amendments thereto.

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

Dated this 31 Day of JAN 20 18

CORPORATE SEAL

OAK PARK TERRACE, INC
Susan B. Marston

Welcome Agent
Mareen Weemer

STATE OF FLORIDA
 COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this date, before me, an officer duly authorized in the state and county aforesaid to take acknowledgment, personally appeared

_____ and _____

Well known to me to be the President and Secretary of the corporation named in the foregoing CERTIFICATE OF APPROVAL, and that they severally acknowledge executing the same freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation. The foregoing officers have presented valid Driver's Licenses or Passports as identification, and who did (did not) take an oath.

WITNESS my hand and official seal in the county and state last aforementioned.

This _____ day of _____, 20 _____

 Notary Public