

Actual consideration paid is \$ 115,500.00

This Document 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

\$27.00  
\$808.50

Parcel ID Number: 33-39-10-00030-0010-00001.3

## Warranty Deed

This Indenture, Made this 26th day of March, 2018 A.D., Between  
Michael W. Casale and Andrea M. Casale, husband and wife

of the County of Indian River, State of Florida, grantors, and  
Lorenzo Telleria and Anabelle Yanez, husband and wife

whose address is: 598 Gossamer Wing Way, Sebastian, FL 32958

of the County of Indian River, State of Florida, grantees.

Witnesseth that the GRANTORS, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have  
granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of Indian River, State of Florida  
Unit 3, Building "A", Lot 1, Sandalwood Subdivision

Commencing at a point being 44.85 feet East and 25.25 feet South of  
the North West corner of Lot 1 of Sandalwood Subdivision, as recorded  
in Plat Book 11, Page 11, of the Public Records of Indian River  
County, Florida; thence run South 89 degrees 50 minutes 25 seconds  
East along the North face of the building a distance of 20.13 feet to  
a point; said point being on the centerline of the North South common  
wall of Building "A"; thence run South 00 degrees 09 minutes 35  
seconds West along said centerline a distance of 40.13 feet to a  
Point of Beginning; said point being the intersection of the East  
West common wall and the North South common wall; thence continue  
South 00 degrees 09 minutes 35 seconds West along the said centerline  
of the North South common wall a distance of 40.13 feet to a point;  
said point being the South face of Building "A"; thence run South 89  
degrees 50 minutes 25 seconds East along said South face a distance  
of 40.13 feet to a point; said point being on the East face of the  
existing fence; thence run North 00 degrees 09 minutes 35 seconds  
East along said East face of the existing fence a distance of 40.13  
feet to a point; said point being the East extension of the  
centerline of the East West common wall; thence run North 89 degrees  
50 minutes 25 seconds West along said centerline a distance of 40.13  
feet to the Point of Beginning.

(Continued on Attached)

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

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: DARLENE K. PEGG

Witness

Printed Name: Sheila M. Milton

Witness

Michael W. Casale

P.O. Address: 1582 39th Avenue, #A3, Vero Beach, FL 32960

Andrea M. Casale

P.O. Address: 1582 39th Avenue, #A3, Vero Beach, FL 32960

STATE OF Florida  
COUNTY OF Indian River

The foregoing instrument was acknowledged before me this

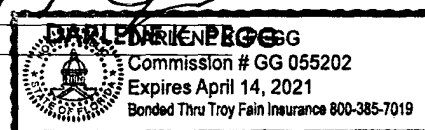
26 day of March, 2018 by  
Michael W. Casale and Andrea M. Casale, husband and wife

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

Printed Name:

Notary Public

My Commission Expires:



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Parcel ID Number: 33-39-10-00030-0010-00001.3

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.)

SANDALWOOD OF VERO HOMEOWNER'S ASSOCIATION, INC

**CERTIFICATE OF**  
**APPROVAL**

THIS IS TO CERTIFY THAT TELLIERA LORENZO and ANABELLE YANEZ  
has been approved by the SANDALWOOD OF VERO HOMEOWNER'S ASSOCIATION, INC.,  
a Florida corporation, as the Purchaser of the following described property in Indian River County,  
Florida:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as 1582 39<sup>th</sup> Avenue, Vero Beach, Florida 32960

Such approval has been given pursuant to the Provisions of the Protective Covenants  
for Sandalwood of Vero.

Dated this 16<sup>th</sup> day of March, 2018.

SANDALWOOD OF VERO HOMEOWNER'S  
ASSOCIATION, INC., a Florida corporation

BY: [Signature]  
John Joseph McHugh, Jr., President

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

BEFORE ME, personally appeared John Joseph McHugh, Jr. to me well known to  
President of SANDALWOOD OF VERO HOMEOWNER'S ASSOCIATION, INC., a Florida  
corporation, and who is personally known to me.

WITNESS my hand and official seal this 16<sup>th</sup> day of March, 2018.

[Signature]  
Notary Public  
State of Florida at Large

My Commission Expires:



DESIREE CHADWELL  
MY COMMISSION # FF 928237  
EXPIRES: January 9, 2020  
Bonded Thru Budget Notary Services