

This Instrument Prepared by and Return to:

Jason Beal

Atlantic Coastal Land Title Company, LLC

855 21st Street, Suite C

Vero Beach, Florida 32960

Our File No.: **48083852**

Property Appraisers Parcel Identification (Folio) Number: **33-40-19-00004-0580-00205/0**

Florida Documentary Stamps in the amount of **\$420.00** have been paid hereon.

Space above this line for Recording Data

WARRANTY DEED

THIS WARRANTY DEED, made the 18th day of **May, 2018** by **Ralph Capaldo**, Individually and as Trustee of the **Ralph Capaldo Revocable Living Trust UTA dated March 8, 2013**, whose post office address is **200 Grand Royale Circle Apt 105, Vero Beach, FL 32962**, herein called the Grantor, to **Adrian Tregent**, whose post office address is **4590 SW 67th Ave Apt #2, Miami, FL 33155**, hereinafter called the Grantee:

(Wherever used herein the terms "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 and 00/100 (\$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, State of Florida**, viz.:

Apartment No. 205, Condominium Apartment Building No. 58, of VISTA ROYALE, PHASE 3, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Record Book 572, page 523, of the Public Records of Indian River County, Florida, together with all amendments thereto.

The Grantor herein warrants and avers that Grantor does not reside on the lands conveyed hereby, nor on contiguous land; nor does any member of Grantor's family dependent upon Grantor for support.

Subject to easements, restrictions and reservations of record and taxes for the year 2018 and thereafter.

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, and hereby 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.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

Ralph Capaldo (Seal)
Ralph Capaldo, Individually and as Trustee

State of Florida
County of Indian River

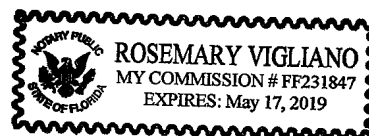
The foregoing instrument was acknowledged before me this 18th day of May, 2018, by Ralph Capaldo, Individually and as Trustee of the Ralph Capaldo Revocable Living Trust UTA dated March 8, 2013, who is personally known to me or has produced FL DL as identification.

SEAL

Notary Public

Printed Notary Name

My Commission Expires:





CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT Adrian Tregent HAS/HAVE BEEN APPROVED BY THE VISTA ROYALE ASSOCIATION, INC. AS THE PURCHASER/S OF THE FOLLOWING DESCRIBED PROPERTY IN INDIAN RIVER COUNTY:

APARTMENT NO. 205 OF VISTA ROYALE APARTMENT BUILDING 58 A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, DATED 8/25/1978 AND RECORDED 9/5/1978 IN OFFICIAL RECORD BOOK 572 PAGES 523 OF PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA

SUCH APPROVAL HAS BEEN GIVEN PURSUANT TO THE PROVISIONS OF SECTION 15.2 OF THE DECLARATION OF CONDOMINIUM OF SUCH CONDOMINIUM DATED THIS 4th DAY OF May, 2018.

VISTA ROYALE ASSOCIATION, INC.

BY: George Fuller
VICE PRESIDENT

ATTEST: [Signature]
SECRETARY

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4TH DAY OF May, 2018 BY George Fuller & Susan Colmenares OF VISTA ROYALE ASSOCIATION, INC., A NOT FOR PROFIT CORPORATION ON BEHALF OF THE CORPORATION. HE/SHE IS PERSONALLY KNOWN TO ME.

[Signature]
DONNA M CARHUFF
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO.: GG108476
MY COMMISSION EXPIRES: 5/25/21

