3120180031874 RECORDED IN THE RECORDS OF JEFFREY R. SMITH, CLERK OF CIRCUIT COURT INDIAN RIVER CO FL
BK: 3119 PG: 479, 5/23/2018 4:00 PM D DOCTAX PD $924.00

COURTHOUSE BOX 49

Prepared by:
Patricia A. Horn
Oceanside Title & Escrow
3501 Ocean Drive
Vero Beach, Florida 32963

File Number: W1805003OR

General Warranty Deed

Made this May 22, 2018 A.D. By **Edward Knee and Mary Rinefierd Knee, husband and wife,** whose address is: 3115 Anthem Way, Vero Beach, Florida 32966, hereinafter called the grantor, to **Carol Ann Truitt**, whose post office address is: 665 Centre Ct SW, Vero Beach, Florida 32962, 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 10-D-1, Building 10, TIMBER RIDGE VILLAGE II, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Records Book 784 Page 2069, as amended from time to time, of the Public Records of Indian River County, Florida.

Parcel ID Number: **33392400016010000004.1**

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, 2018.

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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 DONALD B. WOMERSLEY

Witness Printed Name CRYSTAL REILLY

Edward Knee (Seal)
Edward Knee
Address: 3115 Anthem Way, Vero Beach, Florida 32966

Mary Rinefierd Knee (Seal)
Mary Rinefierd Knee
Address: 3115 Anthem Way, Vero Beach, Florida 32966

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 10th day of May, 2018, by Edward Knee and Mary Rinefierd Knee, husband and wife, who are personally known to me or who has produced FL DLS as identification.

DONALD B. WOMERSLEY
Commission # FF 168709
Expires December 14, 2018
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public
Print Name: DONALD B. WOMERSLEY

My Commission Expires: 12-14-18

Timber Ridge Village II Condominium Association, Inc.

c/o A.R. Choice Management
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

BE IT HEREBY KNOWN that Timber Ridge Village II Condominium Association, Inc., a non-profit corporation, existing under the laws of the State of Florida, having operating responsibility for Timber Ridge Village II Condo Assoc., Inc., Vero Beach, Florida, does hereby approve the proposed Sale of **665 Centre Court SW #102**, of said Homeowners Association to: **Carol Ann Truitt.**

Karli Alguire
Managing Agent

5/8/18
Date

I HEREBY CERTIFIY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Karli Aguirre, known to me to be the Managing Agent of the corporation named in the foregoing certificate, and she acknowledged executing the same freely and voluntarily under authority duly vested in him by said corporation.

WITNESS my hand and official seal in the State and County last aforesaid this 8th day of May, 20 18

TAMMIE K. HILL
MY COMMISSION # FF236690
EXPIRES June 03, 2019
FloridaNotaryService.com

Tammie K. Hill
Notary Public, State of Florida at Large
My commission Expires: 6/3/19

(NOTARY SEAL)

AR choice management inc