

Prepared by Record and Return to:

Jeffrey Feinberg, Esquire
Feinberg and Maidenbaum
4651 Sheridan Street, Suite 200
Hollywood, Florida 33021

Parcel ID Number: 33-39-01-00056-0140-00008/0

Warranty Deed

This Indenture, Made this ^{25th} day of May, 2018 A.D., Between James M. Stansberry and Judy Benschop, husband and wife whose address is: 400 18th Street, #H-7, Vero Beach, FL 32960, grantors, and Roy S. Rose and Katharine W. Rose, husband and wife whose address is: 400 18th Street, #F-8, Vero Beach, FL 32960, 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** to wit:

Apartment No. F-8, OAK PARK TERRANCE UNIT XIV, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium dated April 10, 1980 and recorded in Official Records Book 600, Pages 2162 through 2236, inclusive, Public Records of Indian River County, Florida, and all subsequent amendments thereto. Together with all of its appurtenances to said Declaration of Condominium. TOGETHER WITH PARKING SPACE NO. F8.

Subject to taxes for the current year and subsequent years; zoning and/or restrictions and prohibitions, if any, imposed by governmental authority; and easements, restrictions, reservations, conditions and covenants of record, if any, without reimposing same.

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

ROSE-STANSBERRY

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:

Y.M. H. de Groot

Printed Name: Y.M. H. de Groot - Stapels
Witness

[Signature]

Printed Name: F. Victoria
Witness

[Signature]

James M. Stansberry (Seal)

P.O. Address: 400 18th Street, #H-7, Vero Beach, FL 32960

[Signature]

Judy Benschop (Seal)

P.O. Address: 400 18th Street, #H-7, Vero Beach, FL 32960

COUNTRY OF THE NETHERLANDS
PROVINCE OF UTRECHT
CITY OF WIJK BIJ DUURSTED

The foregoing instrument was acknowledged before me this 18th day of May, 2018 by James M. Stansberry and Judy Benschop, who are personally known to me or who have produced their passports as identification.

[Signature]

Printed Name: M.E.V. Maas

Notary Public

My Commission Expires: TT doesn't expire

I, Martijn Egidius Valentijn Maas, civil law notary, practising in Utrechtse Heuvelrug (The Netherlands), herewith certify that the signature on this document is the signature of Mister James Martin Stansberry, born in New York on the eighteenth of September nineteen hundred and fifty-seven (18-09-1957), identifying himself with a passport number 506291059, valid until the eleventh of May two thousand and twenty-five; and Missis Judy Arnoide Benschop, born in Almeio on the fifth of March nineteen hundred and fifty-eight (05-03-1958), identifying herself with a passport number NRJ1BD5C5, valid until the twelfth of September two thousand and twenty-six. I do not take any responsibility for the contents of the attached document. Wijk bij Duurstede, the eighteenth of May two thousand eighteen.



[Signature]



OAK PARK TERRACE CONDOMINIUM ASSOCIATION



C/o A.R. Choice Management, Inc.

100 Vista Royale Blvd., Vero Beach, FL 32962

Phone: 772-567-0808 Fax: 772-567-2551

Christine@ARChoice.com ~ Jay@ARChoice.com

Certificate of Approval

RE: Seller/Grantor – James Stansberry & Judy Benschop

Buyer/Grantee – Katharine & Roy Rose

Property – 400 18th Street, Unit F-8

The Board of Directors of Oak Park Terrace 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 15th day of May, 2018

By Jay Miller
Managing Agent

Oak Park Terrace
Condominium Association, Inc.

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 15th day of

May, 20 18 by Jay Miller

Who is personally known to me or has presented proof that he/she is Managing Agent of Oak Park Terrace Condominium Association, Inc., a Florida not-for-profit corporation, pursuant to the authority duly vested in him/her, on behalf of said corporation.



[Signature]
Notary public, State of Florida
My Commission expires: 9/14/18