

Prepared By and Return To:

Riomar Title, LLC
83 Royal Palm Pointe, 83 Royal Palm Pointe
Vero Beach FL 32960
Order No.: 18-1864

Property Appraiser's Parcel I.D. (folio) Number:
33-39-16000-1200-0000011.0

WARRANTY DEED

THIS WARRANTY DEED dated August 10, 2018, by Henry Dean Slater and Paulaann Slater, husband and wife, whose post office address is 398 NW Granville Street, Port Saint. Lucie, Florida 34986 (the "Grantor"), to Billy L. Wood and Sherrie A. Wood, husband and wife, whose post office address is 721 46th Square, Vero Beach, Florida, 32968 (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 No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Indian River, State of Florida, viz:

Lot 11, Heron Crest Subdivision, according to the Plat thereof as recorded in Plat Book 16, page(s) 23 and 23A, of the Public Records of Indian River County, Florida.

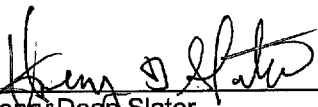

Subject to easements, restrictions, reservations and limitations of record, if any.

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.

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

Signed, sealed and delivered in presence of:


Henry Dean Slater

Paulaann Slater


Witness Signature


Denise Panny
Printed Name of First Witness

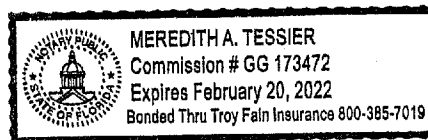

Witness Signature

Meredith A. Tessier
Printed Name of Second Witness

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 10 day of August, 2018, by Henry Dean Slater and Paulaann Slater, husband and wife, who are personally known to me or who have produced FL DL as identification.


Notary Public



Heron Crest Community Association, Inc.

Owner: Henry Dean & Paulaann Slater
Address: 721 46th Square
Vero Beach, FL 32968

Term: Resale

CERTIFICATE OF APPROVAL

This is to certify that the following named (Purchaser)/(Lessee)

(Name) Billy L. Wood & Sherrie A. Wood
(Address) 1802 Almendia Drive
Chico, CA 95926

have complied with the Documents for the Heron Crest Community Association, Inc., and has hereby obtained the approval for the (Purchase)/(Lease) by the Board of Directors of Heron Crest Community Association, Inc.

Comments: SUBJECT TO ALL DUE AND PAYABLE ASSESSMENTS BEING PAID CURRENT.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS HEREUNTO SET HIS HAND AND SEAL THIS 7 DAY OF August, 2018.

Signature of Board Member: [Signature]
Title: LCAM *for & on behalf of the B.O.D.*

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 7 day of August, 2018, by Robert Hughes (name), Property mgr (title), Heron Crest Community Association, Inc, on behalf of the corporation, who is (personally known to me) (or who has produced P.H. as identification) and who (did/did not) take an oath.

SIGNATURE of Notary: Rhonda C. Bielefeldt

Comm. #:

Prepared By: Rhonda Bielefeldt
Pinnacle Association Management, LLC
430 NW Lake Whitney Place
Port St. Lucie. FL 34986

