

Rec. Fee: \$ 18.50  
Doc. Stamps: \$ 1015-  
Int. Tax: \$ -

Prepared by and return to:  
Steve L. Henderson, Esq.  
Attorney at Law  
Collins Brown Barkett, Chartered  
756 Beachland Boulevard  
Vero Beach, FL 32963  
772-231-4343  
File Number: 5259.00056

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## Warranty Deed

**This Warranty Deed** made this 2nd day of April, 2019 between Daniel W. Nelson and Eloise R. Nelson, his wife whose post office address is 6830 3rd Place S.W., Vero Beach, FL 32968, grantor, and Randolph S. Walker, a single man whose post office address is 4350 Doubles Alley Drive, #103, Vero Beach, FL 32967, grantee:

(Whenever 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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Indian River County, Florida to-wit:

Unit 103, Building 14, BOULEVARD VILLAS COURTSIDE, a Condominium, according to the Declaration of Condominium thereof, as recorded in O.R. Book 1992, Page 2222, together with all amendments thereto, Public Records of Indian River County, Florida.

Parcel Identification Number: 32-39-26-00017-0140-00103/0

**SUBJECT** to provisions, restrictions and obligations in the Declaration of Condominium, 2019 real estate taxes and subsequent years and outstanding association assessments for the current year, and other easements, restrictions, reservations and rights of way of record, if any, but this provision shall not operate to reimpose the same.

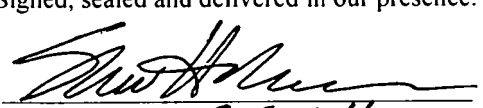
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

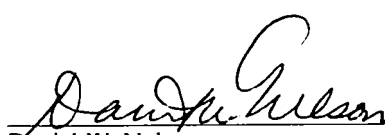
**To Have and to Hold**, the same in fee simple forever.

**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**.

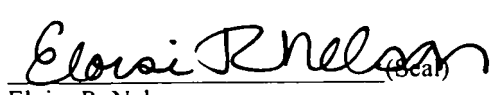
**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness Name: STEVE HENDERSON

 (Seal)  
Daniel W. Nelson

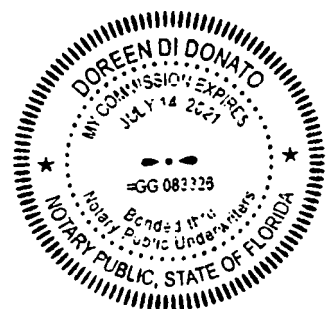
  
Witness Name: DOREEN DI DONATO

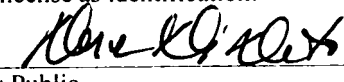
 (Seal)  
Eloise R. Nelson

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me this 29 day of April, 2019 by Daniel W. Nelson and Eloise R. Nelson, who [X] are personally known or [ ] have produced a driver's license as identification.

[Notary Seal]



  
Notary Public  
Printed Name: DOREEN DI DONATO  
My Commission Expires: \_\_\_\_\_

**BOULEVARD VILLAS COURTSIDE CONDOMINIUM  
ASSOCIATION, INC.**

**CERTIFICATE OF APPROVAL TO PURCHASE**

In Reference to:

Unit Address 4350 Doubles Alley Dr #103 in the BOULEVARD VILLAS COURTSIDE CONDOMINIUM ASSOCIATION, INC. according to the Declaration thereof, in Official Records Book 1992 at Page 2222, of the Public Records of Indian River County, Florida.

At the request of the owner of records of said unit, the undersigned officer of the BOULEVARD VILLAS COURTSIDE CONDOMINIUM ASSOCIATION, INC. operating the above described property hereby certifies:

Randolph Walker as Purchaser, has been duly approved by the undersigned Association, pursuant to the provisions of the above described Declaration, with the following contingencies:

Dated this 6th day of March, 2019.

BOULEVARD VILLAS COURTSIDE CONDOMINIUM ASSOCIATION, INC.

BY:   
DIRECTOR

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgements personally appeared Sue KOUMAN, Director and Officer, acknowledged executing the foregoing Certificate of Approval freely and voluntarily under authority vested in him/her by the corporation and that the seal affixed thereto is the true seal of said corporation.

WITNESS my hand and official seal this 6 day of MARCH, 2019.

  
NOTARY PUBLIC

My Commission Expires:

Revised 8/4/11

