

**COURTHOUSE BOX 49**

Prepared by:

Gloria Guzman Thomas  
Oceanside Title & Escrow  
3501 Ocean Drive  
Vero Beach, Florida 32963  
File Number: G1903011

**General Warranty Deed**

Made this April 26, 2019 A.D. By **Azzam Boksmati, a single man**, whose address is: 1130 20th Place, Vero Beach, Florida 32960, hereinafter called the grantor, to **Thomas B. Hartman and Karen K. Hartman, husband and wife**, whose post office address is: 320 Louella Avenue, Wayne, Pennsylvania 19087, 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 No. 312, ROYAL PARK CONDOMINIUM APARTMENT BUILDING N, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof as recorded in Official Records Book 472, Page 323, together with any amendments thereto, of the Public Records of Indian River County, Florida.

Parcel ID Number: **33-39-01-00052-0150-00312/0**

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

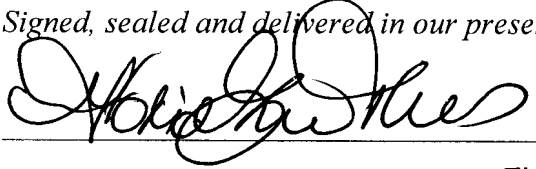
**To Have and to Hold**, the same in fee simple forever.

**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 GLORIA GUZMAN THOMAS

  
\_\_\_\_\_

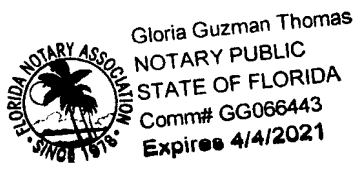
Witness Printed Name Christine Hughes

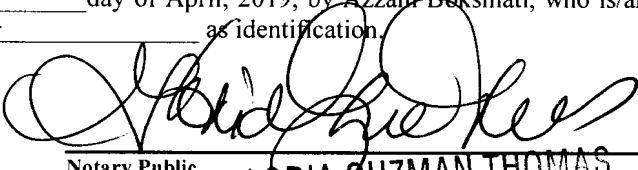
  
\_\_\_\_\_

Azzam Boksmati  
Address: 1130 20th Place, Vero Beach, Florida 32960

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me this 25 day of April, 2019, by Azzam Boksmati, who is/are personally known to me or who has produced Driver's license as identification.



  
\_\_\_\_\_

Notary Public  
Print Name: GLORIA GUZMAN THOMAS

My Commission Expires: 4/4/2021

(Notary Seal)

Royal Park Condominium Association, Inc.

% Vesta Property Services  
333 17<sup>th</sup> Street, Suite A  
Vero Beach, FL 32960  
772-234-3005

Certificate of Approval

Royal Park Condominium Association, Inc., a Florida corporation not for profit, hereby certifies that it has been advised of the proposed sale by **AZZAM BOKSMATI** to **THOMAS HARTMAN** of the following described lot in Indian River County, Florida:

**1100 PONCE DELEON CIRCLE, N312, VERO BEACH, FL, 32960**, Royal Park Condominium Association, Inc. as recorded in the public records of Indian River County, Florida and pursuant to the Declaration of Royal Park Condominium Association, Inc., hereby APPROVES of the proposed transaction.

DATED THIS 23<sup>rd</sup> DAY OF April, 2019

By: *J. Blankenship*  
Royal Park Board of Directors