

NOTE TO CLERK/TAX EXAMINER: Actual consideration paid is \$ 118,000.00

Prepared by and Return to:  
Darlene K. Pegg, CLC President  
Elite Title of the Treasure Coast, Inc.  
3055 Cardinal Drive, Ste. 105  
Vero Beach, FL 32963  
Courthouse Box 82

\$118.50  
\$826.00

Parcel ID Number: 33-39-01-00056-0130-00001/0

# Warranty Deed

This Indenture, Made this 30th day of August, 2019 A.D., Between Mack Clyde Allen, III, joined by his spouse, Kathy Allen

of the County of Indian River, State of Florida, grantor, and James Echeverria and Joanne Echeverria, husband and wife

whose address is: 168 Stepping Stone Lane, Orchard Park, NY 14127

of the County of Erie, State of New York, grantees.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEEES, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEEES and GRANTEEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Indian River, State of Florida to wit: Unit E-1, Building E, of Oak Park Terrace Unit XIII, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 598, Page(s) 1701, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Indian River County, Florida.

Said land is free of all encumbrances, except taxes for the year in which this deed is given; and restrictions, reservations, limitations, covenants, conditions and easements of record, if any; insofar as same are valid and enforceable (however, this clause shall not be construed to reimpose same.)

TOGETHER with all of its appurtenances, according to said Declaration of Condominium; and together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

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

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

Signed, sealed and delivered in our presence:

*[Signature]* (Seal)  
Printed Name: DARLENE K. PEGG  
Witness #1 to both Mack Clyde Allen, III  
P.O. Address: 400 18th Street Apt E1, Vero Beach, FL 32960

*[Signature]* (Seal)  
Printed Name: Sheila M. Milton  
Witness #2 to both Kathy Allen  
P.O. Address: 400 18th Street Apt E1, Vero Beach, FL 32960

STATE OF Florida  
COUNTY OF Indian River

The foregoing instrument was acknowledged before me this 20 day of August, 2019 by Mack Clyde Allen, III and Kathy Allen

who are personally known to me or who has produced their Florida driver's license as identification.

*[Signature]*  
Printed Name: DARLENE K. PEGG  
Notary Public  
My Commission Expires: Commission # GG 055202  
Expires April 14, 2021  
Bonded Thru Troy Fain Insurance 800-385-7019



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 ~ Lcard@ARChoice.com

### Certificate of Approval

RE: Seller/Grantor – Mack C. Allen, III

Buyer/Grantee – James and Joanne Echeverria

Property – 400 18<sup>th</sup> Street, Unit E-1

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 14th day of August, 2019

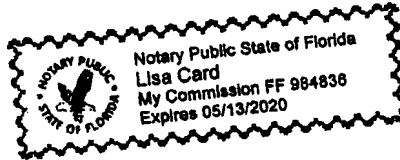
Oak Park Terrace  
Condominium Association, Inc.

By *Christine Brown*  
Managing Agent

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me this 14th day of  
August, 2019 by Christine Brown

Who is personally known to me or has presented proof that he/she is the 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.



Notary public, State of Florida  
*Lisa Card*

My Commission expires: 5.13.20