

After Recording Return to:
Beth Hoffman
Stewart Title Company
1701 S Highway A1A, Suite 104
Vero Beach, FL 32963

This Instrument Prepared by:
Beth Hoffman
Stewart Title Company
1701 S Highway A1A, Suite 104
Vero Beach, FL 32963
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
33390100056010000003.0
File No.: 508500

WARRANTY DEED

This Warranty Deed, Made the 19th day of September, 2019, by Lucy M. Riggio, a single woman, Marie Fitzgerald, a married woman, and Michele Perrault, a married woman, whose post office address is: 126 16th Ave, Vero Beach, FL 32962 hereinafter called the "Grantor", to Laura Hillerman and Michael Margolin, husband and wife, whose post office address is: 421 North Peppertree Dr, Vero Beach, FL 32963, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ninety Thousand Dollars and No Cents (\$90,000.00)** 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, to wit:

Condominium Parcel B-3, OAK PARK TERRACE UNIT 10, according to the Declaration of Condominium thereof recorded in Official Records Book 582, Page 1697, as amended of the Public Records of Indian River County, Florida. Together with an undivided interest in the common elements declared in said Declaration to be appurtenant to the above described dwelling unit.

The property is not the homestead of the Grantor(s) within the meaning set forth in the Constitution of the State of Florida, nor is it contiguous to or part of homestead property.

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, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: Beth Hoffman Lucy M. Riggio
Printed Name: Beth M. Hoffman Lucy M. Riggio

Witness Signature: Marie Fitzgerald Marie Fitzgerald
Printed Name: Marie Fitzgerald Marie Fitzgerald

Witness Signature: Robyn Chalmers Michele Perrault
Printed Name: Robyn Chalmers Michele Perrault

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 19th day of September, 2019 by Lucy M. Riggio, Marie Fitzgerald and Michele Perrault, who have has produced driver license(s) as identification.

Beth Hoffman
Notary Public Signature
Printed Name: _____

My Commission Expires: _____
(SEAL)





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 – Lucy Riggio

Buyer/Grantee – Laura Hillerman & Michael Margolin

Property – 400 18th Street, Unit B-3

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 9th day of September, 2019

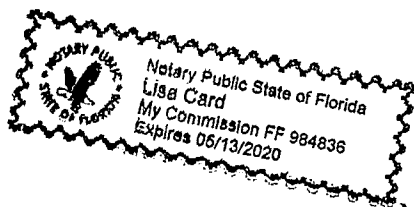
Oak Park Terrace
Condominium Association, Inc.

By *M. Brown*
Managing Agent

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 9th day of
September, 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

