

Prepared by and Return To:

Stacy King
Majesty Title Services, a division of LandCastle Title
Group, LLC
705 17th Street
Vero Beach, FL 32960

Order No.: VB081910028

APN/Parcel ID(s): 33-39-12-00034-0050-00004/0

WARRANTY DEED

THIS WARRANTY DEED dated November 27, 2019, by Michael J. Landry and Margaret L. Landry, husband and wife, hereinafter called the grantor, to Carlee Baker, a single woman and John Kopp, a single man, whose post office address is 1170 6th Avenue, Unit 5D, Vero Beach, FL 32960, hereinafter called 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 the certain land situated in the County of Indian River, State of Florida, to wit:

Villa 5-D of Tropic Villas North, a fee simple Townhouse being further described as follows:

Commence at the Southeast corner of Lot 9 of Vero Land Company Subdivision as recorded in Plat Book 3, Page 19, Public Records of St. Lucie County, Florida, said land now lying and being in Indian River County, Florida, run West along the South line of Lot 9, a distance of 1031.54 feet; thence run North and perpendicular to aforesaid South line of Lot 9 a distance of 57.67 feet to the point of beginning; from the Point of Beginning run South and perpendicular to the South line of Lot 9 a distance of 32.67 feet; thence run West and parallel to the South line of Lot 9 a distance of 38.67 feet; thence run North and perpendicular to the South line of Lot 9 a distance of 32.67 feet; thence run East and parallel to the South line of Lot 9 a distance of 32.67 feet; thence run East and parallel to the South line of Lot 9 a distance of 38.67 feet to the Point of Beginning.

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

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

WARRANTY DEED

(continued)

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, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Stacy King
Witness Signature

Stacy King
Print Name

Caitlin Walter
Witness Signature

Caitlin Walter
Print Name

Michael J. Landry
Michael J. Landry

Margaret L. Landry
Margaret L. Landry

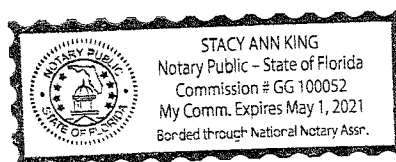
Address: 1005 Camelot Way
Vero Beach, FL 32966

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 27th day of November, 2019, by Michael J. Landry and Margaret L. Landry, to me known to be the person(s) described in or who has/have produced Dr. License as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 27th day of November, 2019.

Stacy King
NOTARY PUBLIC
My Commission Expires:



TROPIC VILLAS NORTH HOA, INC.

% Vesta Property Services
333 17th Street, Suite A, Vero Beach, FL 32960
Phone: (772) 234-3005 / Fax (772) 539-9602

CERTIFICATE OF APPROVAL

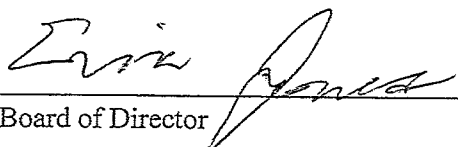
This is to certify that CARLEE BAKER & JOHN KOPP has/have been approved by the Board of Directors of Tropic Villas North Homeowners Association, Inc. as the Purchaser of the following described property in Vero Beach, Florida.

1170 6TH AVENUE, 5D, Vero Beach, FL 32960

Such approval has been given pursuant to the provisions of the Declaration of Covenants of such association.

Dated this 19th day of November, 2019

Tropic Villas North Homeowners Association, Inc.

By: 
Board of Director