

Prepared by and return to:

Mark B. Goldstein, Esq.
Title One of Florida, Inc.
2700 N. Military Trail Suite 130
Boca Raton, FL 33431

File Number: **TO-190611**

Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **25th** day of **February, 2020** between **Suncor Ft. Pierce, LLC**, a Florida limited liability company whose post office address is **9010 20th Street, Vero Beach, FL 32966**, grantor, and **Maria Elena Robinson, Everett B. Robinson as Trustee(s) of the Robinson Joint Revocable Living Trust Agreement dated November 15, 2016**. whose post office address is **430 Pittman Avenue, Vero Beach, FL 32968**, 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:

Lot 104, STONEY BROOK FARM, according to the plat thereof as recorded in Plat Book 19, Page(s) 41, Public Records of Indian River County, Florida.

Parcel Identification Number: 33381400002000000104.0

The Grantee, as trustee, has the full power and authority to protect, conserve, sell, convey, lease, encumber, and to otherwise manage and dispose of said real property pursuant to F.S. 689.073.

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

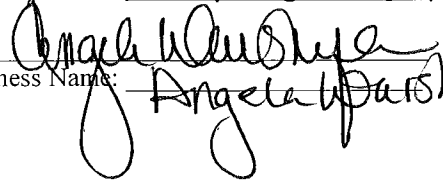
To Have and to Hold, the same in fee simple forever.

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, 2019**.

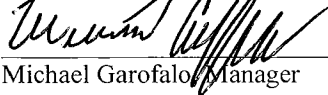
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: MARK B. GOLDSTEIN


Witness Name: Angela Warshetski

Suncor Ft. Pierce, LLC, a Florida limited liability company

By: 
Michael Garofalo, Manager

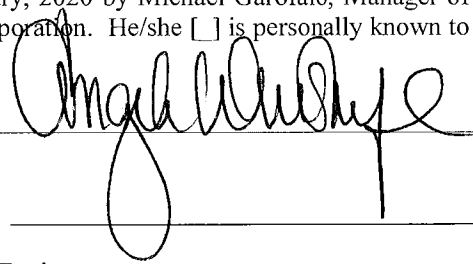
(Corporate Seal)

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 25th day of February, 2020 by Michael Garofalo, Manager of Suncor Ft. Pierce, LLC, a Florida limited liability company, on behalf of the corporation. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]





Notary Public
Printed Name: _____
My Commission Expires: _____

Stoney Brook Farm Property Owners Association, Inc.

c/o A.R. Choice Management, Inc.
100 Vista Royale Blvd. Vero Beach, FL 32962
Phone (772) 567-0808 ~ Fax (772) 567-2551
JHartnett@ARChoice.com ~ Jessica@ARChoice.com

Certificate of Approval

This is to certify that **Maria & Everett Robinson** has/have been approved by the Stoney Brook Farm Property Owners Association, Inc. as the Purchaser of the following property in Indian River County, Florida. **430 Pittman Ave.**

The Board of Directors of Stoney Brook Farm Property Owners 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 28th day of June, 2019

Stoney Brook Farm Property
Owners Association, Inc.

By John Hartnett
Community Association Manager

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 28th day of
June, 2019 by John Hartnett

Who is personally known to me or has presented proof that he/she is a representative of Stoney Brook Farm Property Owners 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

Tammie K. Hill

My Commission expires: 6/3/23

