

NOTE TO CLERK/TAX EXAMINER: Actual consideration paid is \$ 480,000.00

This Document Prepared By and Return to:
Darlene K. Pegg, CLC President
Elite Title of the Treasure Coast, Inc.
3055 Cardinal Drive, Suite 105
Vero Beach, FL 32963

②
18.50
3360.00

Parcel ID Number: 32-40-32-00019-0020-00030/3

Warranty Deed

This Indenture, Made this 18th day of March, 2020 A.D. Between Lisa Ann Pereira, a single woman

of the County of New Haven, State of Connecticut, grantor, and Thomas R. Vandeventer, a married man

whose address is: 420 Coconut Palm Road, Indian River Shores, FL 32963

of the County of Indian River, State of Florida, grantee.

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 GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S 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 303 of The Village Spire South, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 446, Page(s) 1, of the Public Records of Indian River County, Florida, and any amendments thereto, together with its undivided share in the common elements.

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 her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Erik Skowronski _____ (Seal)
Printed Name: Erik Skowronski Lisa Ann Pereira
Witness #1 P.O. Address: 653 Championship Drive, Oxford, CT 06478

Christine Aliman
Printed Name: Christine Aliman
Witness #2

STATE OF Connecticut
COUNTY OF New Haven

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 16 day of March, 2020 by Lisa Ann Pereira

who is personally known to me or who has produced her Valid driver's license as identification.

Christine Aliman
Printed Name: Christine Aliman
Notary Public


THE VILLAGE SPIRES CONDOMINIUM ASSOCIATION, INC.

% Schlitt Property Management, Inc.
1209 US Highway #1
Sebastian, FL 32958

CERTIFICATE OF APPROVAL FOR PURCHASE

This is to certify that Thomas R. Vandeventer has been approved by The Village Spires Condominium Association, Inc. as owner of the following described property in Indian River County, Florida.

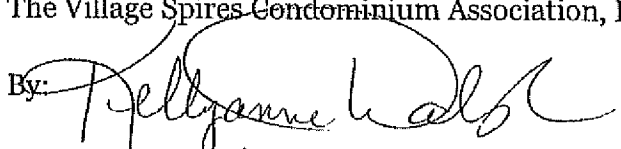
Village Spires Development Site/South Apt 303 or BK 446 PP 25, the physical address being: 3554 Ocean Drive #303S, Vero Beach, FL 32963. According to the Declaration of Covenants, Conditions, and Restrictions for The Village Spires thereof, recorded in Official Records Book 421 PG 78 Public Records of Indian River County, Florida, and any amendments thereto.

Such approval has been given pursuant to the provisions of the Declaration of Covenants, Conditions, and Restrictions for The Village Spires of such condominium association.

Dated this 9 day of March, 2020.

The Village Spires Condominium Association, Inc.

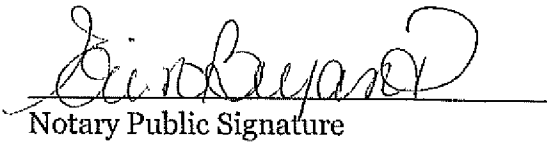
By:



Kellyanne Walsh, Managing Agent

**STATE OF FLORIDA
COUNTY OF INDIAN RIVER**

The foregoing instrument was acknowledged before me this 9th day of March 2020, by Kellyanne Walsh, Managing Agent of the above named homeowners association, on behalf of the Association, who is personally known to me.


Notary Public Signature

My commission Expires:



ERIN BRYANT
Commission # GG 221256
Expires May 23, 2022
Bonded Thru Budget Notary Services