

Actual consideration paid is \$ 299,000.00

This Document 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

Parcel ID Number: 33-40-27-00011-0010-00006/0

## Warranty Deed

This Indenture, Made this 3rd day of April, 2020 A.D., Between  
Thomas Mangiafico and Carla Mangiafico, husband and wife

of the County of Hartford, State of Connecticut, grantors, and  
B.W. Secor, as Trustee, or her successors in trust, under the  
Barbara Wynne Secor Living Trust, dated March 03, 2020, and any  
amendments thereto  
whose address is: 1155 Reef Road, #A-6, Vero Beach, FL 32963

of the County of Indian River, State of Florida, grantee.  
Witnesseth that the GRANTORS, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have  
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 A-6, Building A, of Windward Condominium, a Condominium,  
according to the Declaration of Condominium recorded in Official  
Records Book 888, Page(s) 739, 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.)

This deed hereby confers on the Grantee/Trustee the power and  
authority to either to protect, conserve and to sell, or to lease, or  
to mortgage, or to encumber, or otherwise to manage and dispose of  
the real property described herein in accordance with Section  
689.073, Florida Statutes. A duly appointed Successor Trustee shall  
have the same aforementioned powers.

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

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Witness  
Printed Name: DARLENE K. PEGG

Witness  
Printed Name: Sheila M. Milton

Thomas Mangiafico by  
Carla Mangiafico his attorney in fact  
(Seal)  
Thomas Mangiafico by Carla  
Mangiafico his attorney in fact  
P.O. Address: 235 E. River Drive, #406, East Hartford, CT 06108

Carla Mangiafico  
(Seal)  
Carla Mangiafico  
P.O. Address: 235 E. River Drive, #406, East Hartford, CT 06108

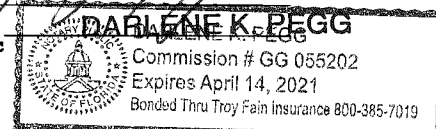
STATE OF Florida  
COUNTY OF Indian River

The foregoing instrument was acknowledged before me by means of ☒ physical presence or \_\_\_\_\_ online  
notarization, this 3rd day of April, 2020 by

Thomas Mangiafico by Carla Mangiafico his attorney in fact and  
Carla Mangiafico, his wife

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

Printed Name:  
Notary Public  
My Commission Expires:



**CERTIFICATE OF APPROVAL  
OF  
WINDWARD CONDOMINIUM ASSOCIATION  
OF VERO BEACH, INC.**

THIS IS TO CERTIFY THAT, Barbara Wynne Secor, have been approved by WINDWARD CONDOMINIUM ASSOCIATION OF VERO BEACH, INC. as the purchaser/purchasers of the following described property in Indian River County, Florida:

Apartment A-6, 1155 Reef Rd., Vero Beach, FL 32963 of WINDWARD, a condominium, according to the Declaration of Condominium, recorded in Official Record Book 888, at Page 739, of the public records of Indian River County, Florida.

Such approval has been given pursuant to the provisions of the Declaration of Condominium of such condominium.

Dated this 18<sup>TH</sup> day of DECEMBER 2019

**WINDWARD CONDOMINIUM ASSOCIATION  
OF VERO BEACH, INC.**

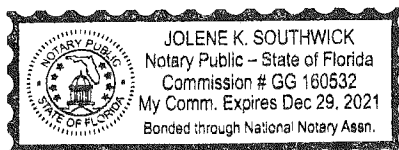
By W H Blomberg, Jr.

**ATTEST:**

**STATE OF FLORIDA  
COUNTY OF INDIAN RIVER**

I HEREBY CERTIFY THAT on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared W H Blomberg, Jr well known to me to be the President respectively of the corporation named in the foregoing Certificate of Approval, and that they severally acknowledged executing the same freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 18th day of December 2019.



Jolene K. Southwick  
NOTARY PUBLIC, STATE OF FLORIDA AT  
LARGE

MY COMMISSION EXPIRES: 12-29-21