



Prepared by  
Cindy Silverstein, an employee of  
**First American Title Insurance Company**  
2001 9th Avenue, Suite 108  
Vero Beach, FL 32960  
(877)753-0344

Return to: Grantee

File No.: 2118-2662730  
Consideration: \$75,000.00

### **WARRANTY DEED**

This indenture made on **October 29, 2020 A.D.**, by

**Robert Drake and Jane Drake, husband and wife**

whose address is: **23 Buycrest Avenue Westhampton, NY 11977**  
hereinafter called the "grantor", to

**Mark J. Caster and Patricia A. Caster, husband and wife**

whose address is: **830 13th Street S.W Vero Beach, FL 32962**  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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:

Apartment No. 207, of CONDOMINIUM APARTMENT BUILDING NO. 27 OF VISTA ROYALE, PHASE I, as per the Declaration of Condominium thereof, recorded in Official Records Book 545, Page 254, together with any amendments thereto, of the Public Records of Indian River County, Florida.

Parcel Identification Number: **33-40-19-00002-0270-00207/0**


**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.


**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2020.

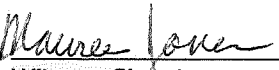
**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

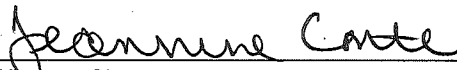
  
Robert Drake

  
Jane Drake

*Signed, sealed and delivered in our presence:*

*2 witnesses*

①   
Witness Signature

②   
Witness Signature


✓ Print Name: Maureen Jones

Print Name: JEANNINE CONTE

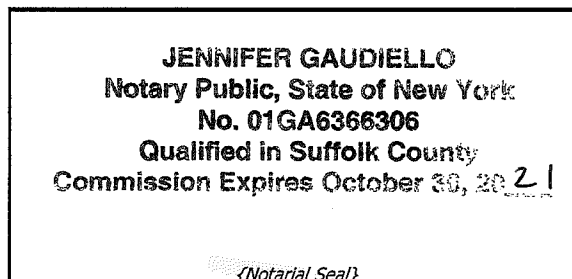
State of FL

County of Indian River

**The Foregoing Instrument Was Acknowledged** before me by means of ☐ physical presence or ☐ online notarization, on **October 29, 2020**, by **Robert Drake and Jane Drake, husband and wife** who is/are personally known to me or who has/have produced a valid driver's license as identification.

  
Notary Public  
Jennifer Gaudiello  
(Printed Name)

My Commission expires: 10/30/21





# CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT MARK & PATRICIA CASTER HAVE BEEN APPROVED BY THE VISTA ROYALE ASSOCIATION, INC. AS THE PURCHASERS OF THE FOLLOWING DESCRIBED PROPERTY IN INDIAN RIVER COUNTY:

APARTMENT NO. 207 OF VISTA ROYALE APARTMENT BUILDING 27, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, DATED 2/25/1977 AND RECORDED 2/25/1977 IN OFFICIAL RECORD BOOK 545 PAGES 254 OF PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

SUCH APPROVAL HAS BEEN GIVEN PURSUANT TO THE PROVISIONS OF SECTION 15.2 OF THE DECLARATION OF CONDOMINIUM.

VISTA ROYALE ASSOCIATION, INC.

BY: \_\_\_\_\_

PRESIDENT

ATTEST: \_\_\_\_\_

TREASURER

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16<sup>th</sup> DAY OF October, 2020 BY DIANE F. ZADNOFF & RICHARD REINEMANN OF VISTA ROYALE ASSOCIATION, INC., A NOT FOR PROFIT CORPORATION ON BEHALF OF THE CORPORATION. HE/SHE IS PERSONALLY KNOWN TO ME.

Holly L. White  
HOLLY L. WHITE

NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION NO.: GG 341268  
MY COMMISSION EXPIRES: 06/03/2023



HOLLY L. WHITE  
Commission # GG 341268  
Expires June 3, 2023  
Bonded Thru Budget Notary Services