

Prepared by and return to:

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File Number: 15390.4
Will Call No.:
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Total: \$11,052.00

Parcel Identification No.:
33-40-16-00010-0005-00019.0

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WARRANTY DEED

THIS DEED made the 15th day of January, 2021 by Jason M. Radecke and Jenna Radecke, husband and wife, with an address of 1205 Near Ocean Drive, Vero Beach, FL 32963 of the County of Indian River, State of Florida, hereinafter called Grantor, to David A. Sincavage and Anne Marie Sincavage, husband and wife whose address is 1768 Coral Way N., Vero Beach, FL 32963 of the County of Indian River, State of Florida, hereinafter called 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 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**, viz:

LOT 19, BLOCK E, OF SEAGROVE SUBDIVISION, UNIT FIVE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 88, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

Subject to easements, restrictions, reservations and rights of way of record.

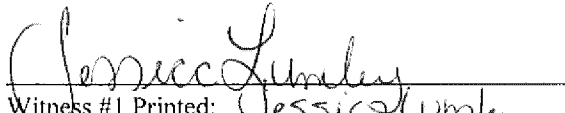
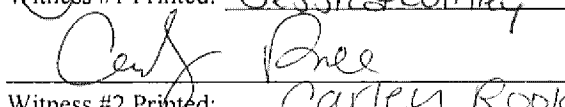
TO HAVE AND TO HOLD, the same in fee simple forever.

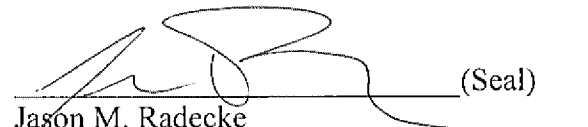
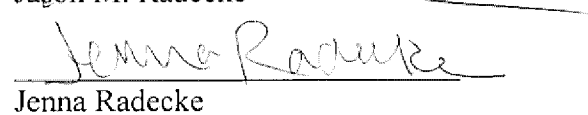
TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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, 2020**.

IN WITNESS WHEREOF, the said GRANTOR has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

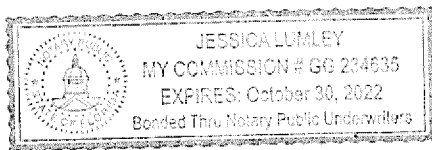

 Witness #1 Printed: Jessica Lumley

 Witness #2 Printed: Carley Rook

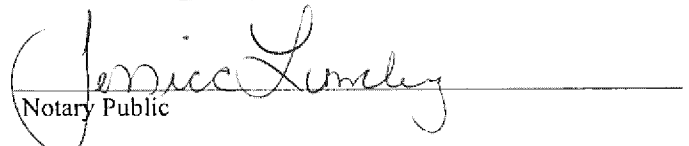
 (Seal)
 Jason M. Radecke

 Jenna Radecke

State of Florida
 County of Indian River

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of January, 2021 by Jason M. Radecke and Jenna Radecke, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

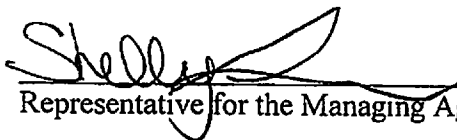



 Notary Public
 Printed Name: Jessica A. Lumley
 My Commission Expires: October 30, 2022

Seagrove Property Owners Association, Inc.
 c/o A.R. Choice Management, Inc.
 100 Vista Royale Blvd, Vero Beach, FL 32962
 Phone (772) 907-5082 Fax (772) 567-2551
Melissa@ARChoice.com ~ Shelly@ARChoice.com

CERTIFICATE OF APPROVAL

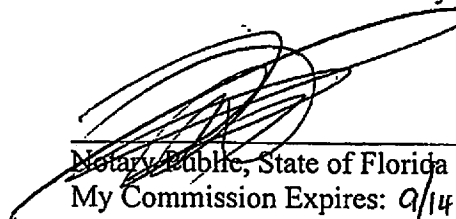
BE IT HEREBY KNOWN, that Seagrove Property Owners Association Inc., a non-profit corporation, existing under the laws of the State of Florida, having operating responsibility for Seagrove Property Owners Association, Inc. Highway A1A, Vero Beach, Florida, does hereby approve the proposed Sale of 1768 Coral Way North of said Property Owners Association to David and Anne Sincavage.


 Representative for the Managing Agent

January 6, 2021
 Date

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Shelly Greer, known to me to be the representative for the Community Association Manager of the corporation named in the foregoing certificate, and she acknowledged executing the same freely and voluntarily under authority duly vested in him by said corporation.

WITNESS my hand and official seal in the State and County last aforesaid this 6th day of January, 2021.


 Notary Public, State of Florida at Large
 My Commission Expires: 9/14/22

(NOTARY SEAL)

