

This Instrument Prepared by and Return to:  
Michelle McClure  
Alliance Title of the Treasure Coast, LLC  
725 Commerce Center Drive  
Ste A  
Sebastian, FL 32958  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

File No.: 2012041

**WARRANTY DEED**

This Warranty Deed, Made the 29<sup>th</sup> day of January, 2021, by **George W. Woodman Jr. and Penny Woodman, husband and wife** whose post office address is: **1297 Sebastian Lakes, Sebastian, FL 32958**, hereinafter called the "Grantor", to **David L. Russell and Kimberly S. Russell, husband and wife**

whose post office address is: **1116 Breezy Way, Unit 1H, Sebastian, FL 32958**, hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **One Hundred Fifteen Thousand Dollars and No Cents (\$115,000.00)** 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:

Unit H, Building 1, Sebastian Lakes Condominium, a Condominium, according to the Declaration of Condominium, as recorded in Official Records Book 750, Page 4, and all its attachments and amendments thereto, all in the Public Records of Indian River County, Florida, together with an undivided interest in the common elements appurtenant thereto.

The property is the homestead of the Grantor(s).  
**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 2020, reservations, restrictions and easements of record, if any.

*(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

Witness Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
*Michelle McClure* \_\_\_\_\_  
*George W. Woodman Jr.* \_\_\_\_\_

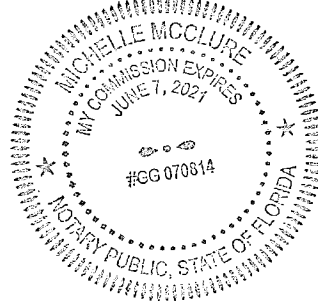
Witness Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
*Jeffrey T. McClure* \_\_\_\_\_  
*Penny Woodman* \_\_\_\_\_

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of January, 2021 by George W. Woodman Jr. and Penny Woodman, husband and wife, who is/are personally known to me or has/have produced driver license(s) as identification.

Notary Public Signature \_\_\_\_\_  
Printed Name: Michelle McClure

My Commission Expires: \_\_\_\_\_  
(SEAL)



JAN 19 2021

Sebastian Lakes Condominium Association, Inc.

% Vesta Property Services  
333 17<sup>th</sup> Street, Suite A  
Vero Beach, Fl 32960  
772-234-3005

Certificate of Approval

Sebastian Lakes Condominium Association, Inc., a Florida corporation not for profit, hereby certifies that it has been advised of the proposed sale by GEORGE WOODMEN & PENNY WOODMENT to DAVID & KIMBERLY RUSSELL of the following described lot in Indian River County, Florida:

1116 BREEZY WAY, 1H, Sebastian Lakes Condominium Association, Inc. as recorded in the public records of Indian River County, Florida and pursuant to the Declaration of Sebastian Lakes Condominium Association, Inc., hereby APPROVES of the proposed transaction.

DATED THIS 8<sup>th</sup> DAY OF January, 2020

By: Karen D. Jolly Sec.  
Sebastian Lakes Board of Directors