

Prepared by and return to:

Jason Beal
Atlantic Coastal Land Title Company, LLC
855 21st Street
Suite C
Vero Beach, FL 32960
(772) 569-4364
File No 2021-5659

Parcel Identification No 33-39-24-00016-0140-00003.1

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 8 day of February, 2021 between Elizabeth L. Pearson, an unmarried woman, whose post office address is 654 Centre Court Southwest, 101, Vero Beach, FL 32962, of the County of Indian River, State of Florida, Grantor, to Marianna Timper, an unmarried woman; Theresa Timper-Lepore; Marie-Elizabeth Brancy; and John C. Timper, as Joint Tenants with Rights of Survivorship, whose post office address is 654 Centre Court Southwest, 101, Vero Beach, FL 32962, of the County of Indian River, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Indian River, Florida, to-wit:

Apartment Unit #14-C-1, Building 14, Timber Ridge Village II, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 784, Page 2069, Public Records of Indian River County, Florida, together with an undivided interest in the common elements appurtenant thereto.

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

Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Kim Terpak
Kim Terpak, as Attorney-In-Fact for Elizabeth L. Pearson

Just A Beat
WITNESS
PRINT NAME: Just A Beat

Rosemary Vigliano
WITNESS
PRINT NAME: Rosemary Vigliano

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 8th day of February, 2021, by Kim Terpak, as Attorney-In-Fact for Elizabeth L. Pearson.

Rosemary Vigliano
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: OR Produced Identification: _____
Type of Identification
Produced: _____

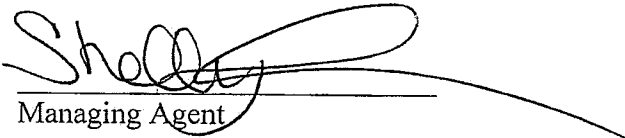


**Timber Ridge Village II
Condominium Association, Inc.**

c/o A.R. Choice Management
100 Vista Royale Boulevard ~ Vero Beach, FL 32962
Phone: (772) 567-0808 ~ Fax (772) 567-2551
Melissa@ARChoice.com ~ Shelly@ARChoice.com

CERTIFICATE OF APPROVAL

BE IT HEREBY KNOWN that Timber Ridge Village II Condominium Association, Inc., a non-profit corporation, existing under the laws of the State of Florida, having operating responsibility for Timber Ridge Village II Condo Assoc., Inc., Vero Beach, Florida, does hereby approve the proposed Sale of **690 Timber Ridge Trail SW, #202** of said Homeowners Association to: **Marianna Timper, Therea Timper-Lepore, Marie-Elizabeth Brancy and John C. Timper, as Joint Tenants with Rights of Survivorship.**

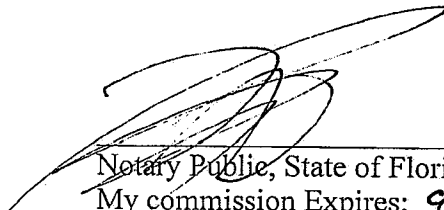


Managing Agent

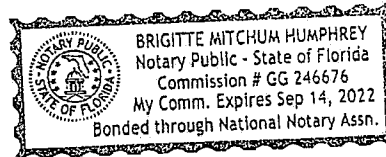
February 4, 2021
Date

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 Managing Agent 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 4th day of **February, 2021.**



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



(NOTARY SEAL)