

Prepared by and return to:

Melissa L. Haywood
Supreme Title Solutions, LLC
2905 Ocean Drive
Vero Beach, FL 32963
(772) 231-5406
File No 20-12-4932

Parcel Identification No 31-39-17-00004-0020-00103/0

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WARRANTY DEED

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

This indenture made the 15th day of February, 2021 between **Dixie Ralph Judy, a married woman**, whose post office address is **317 Heritage Blvd, Vero Beach, FL 32966**, of the County of Indian River, State of Florida, Grantor, to **Ted Baker and Elizabeth Baker, a married couple**, whose post office address is **1012 Gold Mine Trail, Fairbanks, AK 99712**, of the County of Fairbanks North Star, State of Alaska, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Indian River, Florida, to-wit:

Unit 103 of Reflections of the River II, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 701, Page(s) 2459, of the Public Records of Indian River County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Grantor Warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 317 Heritage Blvd Vero Beach, FL 32966.

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 Grantees 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 herunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Patricia A. Valdes
WITNESS
PRINT NAME: PATRICIA A. VALDES

Dixie Ralph Judy
Dixie Ralph Judy

Carol McAdams
WITNESS
PRINT NAME: CAROL MCADAMS

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 5th day of February, 2021, by Dixie Ralph Judy.

Carol McAdams
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: X
Type of Identification
Produced: R. DRIVERS LICENSE

Reflections on the River Condominium Association, Inc.
c/o A.R. Choice Management, Inc.
100 Vista Royale Blvd., Vero Beach, FL 32962
Phone (772) 907-5081 ~ Fax (772) 567-2551
Melissa@ARChoice.com ~ Brigitte@ARChoice.com

Certificate of Approval

Ted E. and Elizabeth L. Baker is/Are approved by Reflections on the River Condominium Association, Inc., a Florida Corporation, not-for-profit, as the Lessee/Purchaser of the following described property in Indian River County, Florida.

Condominium # II Unit 103 Reflections on the River, a Condominium according to the Declaration of Condominium recorded in the Official Records.

Dated this 30th day of December, 2020.

REFLECTIONS ON THE RIVER CONDOMINIUM ASSOCIATION, INC.

Audrey Bushey
President, Audrey Bushey

Phyllis Keith
Secretary, Phyllis Keith

State of Florida
County of Indian River

THE FOREGOING INSTRUMENT was acknowledged before me this 30 day of December, 2020 by Audrey Bushey, President, of the above named condominium association, on behalf of the association, (X) who is personally known to me.

Sharon A. Cartwright
Notary Public, State of Florida at large
My Commission Expires: 02/19/2023

