

Prepared by and return to:

Melissa L. Haywood
Supreme Title Solutions, LLC
2905 Ocean Drive
Vero Beach, FL 32963
(772) 231-5406
File No 21-01-1262

Parcel Identification No 33-39-24-00016-0100-00004/2

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WARRANTY DEED

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

This indenture made the **16th day of February, 2021** between **Carol A. Barham, a married woman and James F. Piscopo, a married man**, whose post office address is **1541 Gracewood Lane, Vero Beach, FL 32963 and Half Robin Drive Oak Hurst, NJ 07755**, of the County of Indian River/Monmouth, State of Florida/ New Jersey, Grantors, to **Yan Fu Lee and Tzu Chun Fang, a married couple**, whose post office address is **665 Centre Court Southwest, #202, Vero Beach, FL 32962**, of the County of Indian River, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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 10-D-2, Building 10 of Timber Ridge Village II, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 784, Page(s) 2069, 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: Carol - 1541 Gracewood Lane Vero Beach, FL 32963 and James - Half Robin Drive Oak Hurst, NJ 07755 .

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anyway 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 Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Dawn Foley

WITNESS

PRINT NAME: Dawn Foley

Carol A. Barham

WITNESS

PRINT NAME: CAROL MCADAMS

Carol A. Barham
Carol A. Barham

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 16th day of February, 2021, by Carol A. Barham.

Carol McAdams

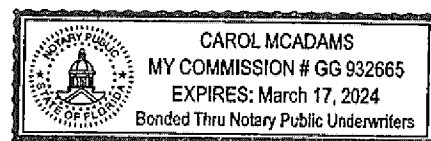
Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: X

Type of Identification

Produced: VALID ID



In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS #1

PRINT NAME: PETER JUHASZ

WITNESS #2

PRINT NAME: JAMES SICILIANO

James F. Piscopo

STATE OF New Jersey

COUNTY OF Monmouth

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 13th day of February, 2021, by James F. Piscopo.

Lisa A. Mancini
Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: ✓

Type of Identification

Produced: Driver License

