

Prepared by and Return To:

Stacy King
Majesty Title Services, a division of LandCastle Title
Group, LLC
705 17th Street
Vero Beach, FL 32960

Order No.: VB082102005

APN/Parcel ID(s): 33-40-18-00002-0160-00205/0

WARRANTY DEED

THIS WARRANTY DEED dated 2/25/2021, by Raymond M. Yasson, Sr. and Angela R. Yasson, husband and wife, hereinafter called the grantor, to Kenneth E. Demers, a married man, whose post office address is 33 Jefferson St., Holyoke, MA 01040, hereinafter called the 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 And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Indian River, State of Florida, to wit:

Unit 205, Building 16, of Vista Gardens F/K/A Vista Royale Gardens, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 618, Page 2216, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Indian River County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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 December 31, 2020.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

John M. Spencer
Witness Signature

John Spencer
Print Name

Mary Stuart Cleary
Witness Signature

Mary Stuart Cleary
Print Name

Raymond M. Yasson, Sr.
Raymond M. Yasson, Sr.

Angela R. Yasson
Angela R. Yasson

Address: 4950 Coquina Crossing Drive
Elkton, FL 32033

State of Florida
County of St Johns

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 25 day of February, 2021 by Raymond M. Yasson, Sr. Angela R. Yasson, to me known to be the person(s) described in or who has/have produced FL DL as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Mary Stuart Cleary
NOTARY PUBLIC
My Commission Expires: 08/04/2023



MARY STUART CLEARY
Commission # GG 358198
Expires August 4, 2023
Bonded Thru Budget Notary Services

CERTIFICATE OF APPROVAL

This is to certify that **Lauren A Duquette & Kenneth E. Demers** has/have been approved by Vista Gardens Association, Inc. as the PURCHASER(S) of the following described property in Indian River County:

Building No. ¹⁶25 Unit No. ²⁰⁵201
VISTA GARDENS, A CONDOMINIUM

according to the Declaration of Condominium, dated March 13, 1981 and recorded in official Record Book 618, pages 2216 to 2319, inclusive, public records of Indian River County, Florida, as amended.

Such approval has been given pursuant to the provisions of Section 23 of the Declaration of Condominium of such condominium.

DATED this 11th^{day} of February 2021

VISTA GARDENS ASSOCIATION, INC.

By *Donna King*
Secretary

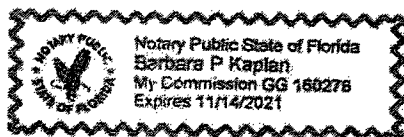
Attest: *Mark Rademacher*
Treasurer

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument as acknowledged before me this 11th day of February, 2021 by Donna King, Secretary and Mark Rademacher, Treasurer of Vista Gardens Association, Inc., a Florida Corporation on behalf of the Corporation.

They are personally known to me and did not take an oath.

Barbara P Kaplan
NOTARY PUBLIC



Commission Expires _____
Notary Serial Number _____