

NOTE TO CLERK/TAX EXAMINER: Actual consideration  
paid is \$261,000.00.

① \$18.50  
\$1,827.00

This Document Prepared By and Return to:  
Darlene K. Pegg, CLC President  
Elite Title of the Treasure Coast, Inc.  
3055 Cardinal Drive, Suite 105  
Vero Beach, FL 32963  
Courthouse Box 82

Parcel ID Number: 32-39-32-00023-0000-00035/0

## Warranty Deed

This Indenture, Made this 3 day of **March**, 2021 A.D., Between  
**Michael E. Coquillard and Karen M. Coquillard, husband and wife**

of the County of **Indian River**, State of **Florida**, grantors, and  
**Barry Van Dyke and Mary P. Van Dyke, husband and wife**

whose address is: **5 Forest Drive, Highland Lakes, NJ 07422**

of the County of **Sussex**, State of **New Jersey**, grantees.

**Witnesseth** that the GRANTORS, for and in consideration of the sum of  
**TEN DOLLARS (\$10)**

and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby  
acknowledged, have granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns  
forever, the following described land, situate, lying and being in the County of **Indian River**,  
State of **Florida** to wit:

**Lot 35A, Harmony Reserve P.D. - Phase 1B, according to the map or plat thereof, as  
recorded in Plat Book 28, Page(s) 38 through 45, Inclusive, of the Public Records of Indian  
River County, Florida.**

**Said land is free of all encumbrances, except taxes for the year in which this deed is given;  
and restrictions, reservations, limitations, covenants, conditions and easements of record,  
if any; insofar as same are valid and enforceable (however, this clause shall not be  
construed to reimpose same.)**

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons  
whomsoever.

**In Witness Whereof**, the grantors have hereunto set their hands and seals the day and year first above written.

**Signed, sealed and delivered in our presence:**

Printed Name:  
Witness #1 to both

**DARLENE K. PEGG**

**Michael E. Coquillard**

P.O. Address: 5938 Spicewood Lane, Vero Beach, FL 32966

Printed Name:  
Witness #2 to both

**Sheila M. Milton**

**Karen M. Coquillard**

P.O. Address: 5938 Spicewood Lane, Vero Beach, FL 32966

**State of Florida**

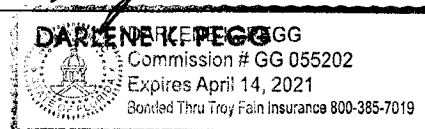
**County of Indian River**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online  
notarization, this 23<sup>rd</sup> day of February, 2021, by  
Michael E. Coquillard and Karen M. Coquillard  
who are personally known to me or who have produced their

**Valid Identification**

as identification

Printed Name:  
Notary Public  
My Commission Expires:



# HARMONY RESERVE

## HARMONY RESERVE PROPERTY OWNERS' ASSOCIATION, INC.

### CERTIFICATE OF APPROVAL

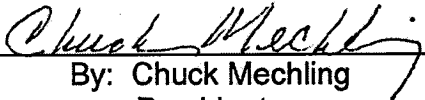
KNOWN ALL MEN BY THESE PRESENTS, that HARMONY RESERVE PROPERTY OWNERS' ASSOCIATION, INC., a Florida Corporation, hereby approves the PURCHASE of the following described property by:

MARY & BARRY VAN DYKE;

LOT 35A, HARMONY RESERVE P.D. PHASE 1B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE(S) 38 THROUGH 45, INCLUSIVE, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

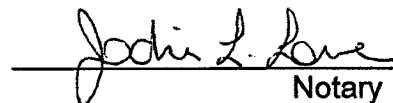
IN WITNESS WHEREOF, HARMONY RESERVE PROPERTY OWNERS' ASSOCIATION, INC. has caused this Certificate to be executed by its duly authorized officers this 12 day of February, 2021.

HARMONY RESERVE PROPERTY OWNERS' ASSOCIATION, INC.

  
By: Chuck Mechling  
President

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before this 12 day of February 2021, by Chuck Mechling, the President respectively, of the above corporation, on behalf of the corporation. The corporate officer is personally known to me or has produced a driver's license as identification.

  
Notary Public

Print Name: Jodie L Love  
Commission ID#: 988259  
Commission Expires: 5/13/2024

