

This Instrument Prepared by and Return to:

Jeff McClure
Alliance Title of the Treasure Coast, LLC
725 Commerce Center Drive
Ste A
Sebastian, FL 32958
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
33-40-19-00005-0960-00202/0
File No.: 2102040

WARRANTY DEED

This Warranty Deed, Made the 10th day of March, 2021, by **Janet Ragland**, a single adult, whose post office address is: **P.O. Box 635, Leitchfield, KY**, hereinafter called the "Grantor", to **Kevin Smith**, whose post office address is: **45 Forest Dr, Albany, NY 12205**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Eighty Seven Thousand Nine Hundred Dollars and No Cents (\$87,900.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Indian River County, Florida**, to wit:

Unit 202, Building 96, Vista Royale, Phase 4, a Condominium, according to the Declaration of Condominium, as recorded in Official Records Book 606, Page 2124, and all its attachments and amendments thereto, all in the Public Records of Indian River County, Florida, together with an undivided interest in the common elements appurtenant thereto.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 2021, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: _____
Printed Name: Jeffrey T. McClure

_____ Janet Ragland

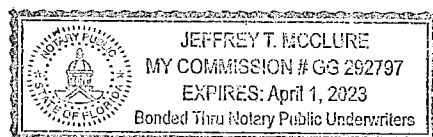
Witness Signature: _____
Printed Name: Angelica M. Faulkner

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 10th day of March, 2021 by Janet Ragland, who is/are personally known to me or has/have produced driver license(s) as identification.

Notary Public Signature _____
Printed Name: Jeffrey T. McClure

My Commission Expires: _____
(SEAL)





CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT KEVIN SMITH HAS BEEN APPROVED BY THE VISTA ROYALE ASSOCIATION, INC. AS THE PURCHASER OF THE FOLLOWING DESCRIBED PROPERTY IN INDIAN RIVER COUNTY:

APARTMENT NO. 202 OF VISTA ROYALE APARTMENT BUILDING 96, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, DATED 8/21/1980 AND RECORDED 8/21/1980 IN OFFICIAL RECORD BOOK 606 PAGES 2124 OF PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

SUCH APPROVAL HAS BEEN GIVEN PURSUANT TO THE PROVISIONS OF SECTION 15.2 OF THE DECLARATION OF CONDOMINIUM.

VISTA ROYALE ASSOCIATION, INC.

BY:

Diane F. Zadnoff
PRESIDENT

ATTEST:

Lucille DeBenedetto
DIRECTOR

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF March, 2021 BY DIANE F. ZADNOFF & LUCILLE DEBENEDETTO OF VISTA ROYALE ASSOCIATION, INC., A NOT FOR PROFIT CORPORATION ON BEHALF OF THE CORPORATION. HE/SHE IS PERSONALLY KNOWN TO ME.

Holly L. White
HOLLY L. WHITE

NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO.: GG 341268
MY COMMISSION EXPIRES: 06/03/2023



HOLLY L. WHITE
Commission # GG 341268
Expires June 3, 2023
Bonded Thru Budget Notary Services

400 Woodland Drive • Vero Beach, Florida 32962 • Telephone (772) 569-1433 • Fax (772) 569-1477