

NOTE TO CLERK/TAX EXAMINER: Actual consideration paid is \$ 296,000.00

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
\$2072.00

\$27.00

Parcel ID Number: 33-40-31-00014-0010-00121/0

Warranty Deed

This Indenture, Made this 31st day of March, 2021 A.D., **Between**
Alan D. Overton, Jr. and Lisa C. Overton, husband and wife

of the County of **Indian River**, State of **Florida**, **grantors**, and
Brendan T. Sullivan and Susan Sullivan, husband and wife

whose address is: **2320 Water Oak Court SW #121, Vero Beach, FL 32962**

of the County of **Indian River**, State of **Florida**, **grantees**.

Witnesseth that the GRANTORS, for and in consideration of the sum of
-----**TEN DOLLARS (\$10)**----- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEEES, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEEES and GRANTEEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Indian River** State of **Florida** to wit:

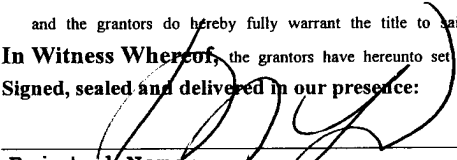
Unit 121, Building 1, of Water Oak at Indian River Club Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 2206, Page(s) 2306, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records 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.

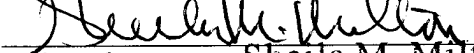
In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

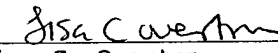
Signed, sealed and delivered in our presence:


Printed Name: DARLENE K. PEGG
Witness



Alan D. Overton, Jr. (Seal)
P.O. Address: 2320 Water Oak Court SW #121, Vero Beach, FL 32962


Printed Name: Sheila M. Milton
Witness



Lisa C. Overton (Seal)
P.O. Address: 2320 Water Oak Court SW #121, Vero Beach, FL 32962

STATE OF **Florida**
COUNTY OF **Indian River**

The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 29th day of **March**, 2021 by
Alan D. Overton, Jr. and Lisa C. Overton, husband and wife

who are personally known to me or who have produced their **Valid Identification** as identification.

Printed Name: DARLENE K. PEGG
Notary Public
My Commission Expires: _____
 **DARLENE K. PEGG**
Commission # GG 055202
Expires April 14, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

The Indian River Club Community Association, Inc.

CERTIFICATE OF APPROVAL TO PURCHASE

In Reference to:

Address 2320 Water Oak Ct. SW, #121 in THE INDIAN RIVER CLUB COMMUNITY ASSOCIATION, according to the Declaration of Covenants thereof, in Official Records Book 14, at Page 48, of the Public Records of Indian River County, Florida.

At the request of the owner of records of said lot, the undersigned officer of THE INDIAN RIVER CLUB COMMUNITY ASSOCIATION, INC. operating the above described condominium, hereby certifies:

That Brendon T. and Susan Sullivan as Purchasers, have been duly approved by the undersigned Association, pursuant to the provisions of the above described Declaration of Covenants, with the following contingencies:

Dated this 4 day of March, 2021

THE INDIAN RIVER CLUB COMMUNITY ASSOCIATION, INC.

By: [Signature]
Director

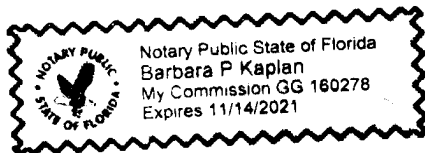
STATE OF FLORIDA >
COUNTY OF INDIAN RIVER >

I HEREBY CERTIFY that on this day before me, an officer duly authorize in the State and County aforesaid to take acknowledgements personally appeared Colleen Luckner, Director and Officer, acknowledged executing the foregoing Certificate of Approval freely and voluntarily under authority vested in him/her by the corporation and that the seal affixed thereto is the true seal of said corporation.

WITNESS my hand and official seal this 4 day of March, 2021.

[Signature]
NOTARY PUBLIC,
State of Florida at Large

My Commission Expires:



**WATER OAK AT INDIAN RIVER CLUB
CONDOMINIUM ASSOCIATION, INC.**

C/o A. R. Choice Management, Inc.
100 Vista Royale Blvd., Vero Beach, FL 32962
(772) 567-0808, Fax: (772) 567-2551
abe@archoice.com ~ pam@archoice.com

CERTIFICATE OF APPROVAL

This is to certify that **Brendan and Susan Sullivan** have been approved by the Water Oak at Indian River Club Condominium Association, Inc. as the Purchaser of the following described property in Indian River County, Florida.

Water Oak at Indian River Club Condominium Association, Inc. as filed in Indian River County, Florida the physical address being: 2320 Water Oak Court, SW #121 Vero Beach, FL 32962

Such approval has been given pursuant to the provisions of the Declaration of such Homeowner's Association.

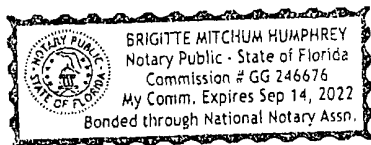
Dated this 6 day of March, 2021

Water Oak at Indian River Club Condominium Association, Inc.

By *Abe Abramczyk*
Abe Abramczyk
Community Association Manager
On Behalf of the Board of Directors

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 6 day of March, 2021, by Abe Abramczyk as CAM of the above named condominium association, on behalf of the association, who is personally know to



[Signature]
Notary Public, State of Florida at Large

My Commission expires: 9/14/22