

Prepared by and return to:

Rosemary Vigliano
Atlantic Coastal Land Title Company, LLC
855 21st Street
Suite C
Vero Beach, FL 32960
(772) 569-4364
File No 2021-5765

Parcel Identification No 33401900002001000207.0

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WARRANTY DEED

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

This indenture made the **31st day of March, 2021** between **Thomas J. Atchison and Cathy L. Atchison, husband and wife**, whose post office address is **1 Vista Palm Lane, 207, Vero Beach, FL 32962**, of the County of Indian River, State of Florida, Grantors, to **Kenneth J. Tomczyk and Helena A. Clarke-Tomczyk, husband and wife**, whose post office address is **356 Gold Finch Rd, Bushkill, PA 18324**, of the County of Pike, Commonwealth of Pennsylvania, 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:

Apartment No. 207 of Condominium Apartment Building No. 1, of VISTA ROYALE PHASE 1, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Record Book 460, page 425, of the Public Records of Indian River County, Florida, together with all amendments thereto and together with its undivided share in the common elements.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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:

Thomas J. Atchison
Thomas J. Atchison

Cathy L. Atchison
Cathy L. Atchison

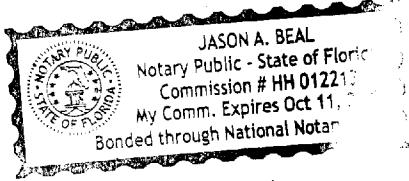
JAB
WITNESS
PRINT NAME: Jason A. Beal

Rosemary Vigliano
WITNESS
PRINT NAME: Rosemary Vigliano

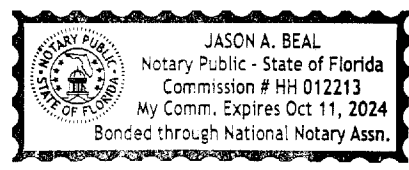
STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization this 31st day of March, 2021, by Thomas J Atchison and Cathy L Atchison.

JAB
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification:
Type of Identification
Produced: DL





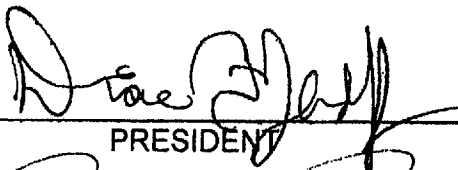
CERTIFICATE OF APPROVAL


THIS IS TO CERTIFY THAT KENNETH J. TOMCZYK & HELENA A. CLARKE TOMCZYK HAS BEEN APPROVED BY THE VISTA ROYALE ASSOCIATION, INC. AS THE PURCHASER OF THE FOLLOWING DESCRIBED PROPERTY IN INDIAN RIVER COUNTY:

APARTMENT NO. 207 OF VISTA ROYALE APARTMENT BUILDING 1, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, DATED 3/21/1974 AND RECORDED 3/22/1974 IN OFFICIAL RECORD BOOK 460 PAGES 425 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.

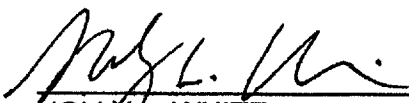
VISTA ROYALE ASSOCIATION, INC.

BY: 
PRESIDENT

ATTEST: 
TREASURER

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF March, 2021 BY DIANE F. ZADNOFF & RICHARD REINEMANN 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
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO.: GG 341268
MY COMMISSION EXPIRES: 6/3/2023



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