

Prepared by and return to:

Melissa L. Haywood  
Supreme Title Solutions, LLC  
2905 Ocean Drive  
Vero Beach, FL 32963  
(772) 231-5406  
File No 20-11-4644

Parcel Identification No 32-40-19-00012-0000-00305/0

[Space Above This Line For Recording Data]

## WARRANTY DEED

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

This indenture made the 6th day of April, 2021 between **Domenick Bonanno and Judy Bonanno, husband and wife**, whose post office address is **11 Samara Drive, Shrewsbury, NJ 07702**, of the County of Monmouth, State of New Jersey, Grantors, to **Renny Alberto Lopez Sanchez, an unmarried man**, whose post office address is **6418 La Costa Drive, #104, Boca Raton, FL 33433**, of the County of Palm Beach, State of Florida, Grantee:

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 Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Indian River, Florida, to-wit:

Unit 305 of Sea Watch, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 498, Page(s) 280, of the Public Records of Indian River County, Florida, and any amendments thereto, 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 Grantee 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:

Gabrielle Latzsch  
WITNESS

PRINT NAME: Gabrielle

Latzsch  
WITNESS

PRINT NAME: Roni Ellerman

Domenick Bonanno  
Domenick Bonanno

Judy Bonanno  
Judy Bonanno

STATE OF New Jersey  
COUNTY OF Monmouth

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 5 day of April, 2021, by Domenick Bonanno and Judy ~~B~~Bonanno.

F. Russell

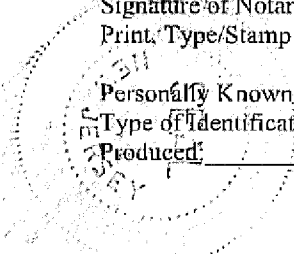
FELICIA BONANNO RUSSELL  
ATTORNEY AT LAW  
STATE OF NEW JERSEY

Signature of Notary Public  
Print: Type/Stamp Name of Notary

Personally Known:  OR Produced Identification: \_\_\_\_\_

Type of Identification

Produced: \_\_\_\_\_



SEA WATCH CONDOMINIUM ASSOCIATION, INC.  
CERTIFICATE OF APPROVAL TO PURCHASE

In Reference To:

Condominium #305 SEA WATCH CONDOMINIUM ASSOCIATION, INC., according to the Declaration of Condominium, as amended, thereof, in Official Records Book 0830 at Page 2123, of the Public Records of Indian River County, Florida.

At the request of the owner of record of said unit, the undersigned officer of SEA WATCH CONDOMINIUM ASSOCIATION, INC., operating the above described condominium, hereby certify that:

Renny Alberto Lopez Sanchez as Purchaser(s), has (have) been duly approved by the undersigned Association, pursuant to the provisions of the above described Declaration of Condominium, as amended.

Dated this 26 Day of March, 2021.

SEAWATCH CONDOMINIUM ASSOCIATION, INC.

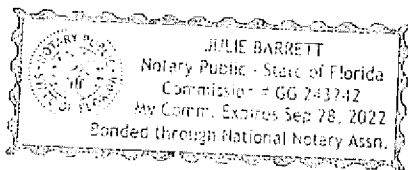
BY: Mike Charecky  
Board of Director

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 26<sup>th</sup> day of March, 2021, by Mike Charecky, the President for of SEA WATCH CONDOMINIUM ASSOCIATION, INC., who is personally known to me or who has produced \_\_\_\_\_ as identification.

Julie Barrett

[Notary Seal]



Notary Public Julie Barrett  
Printed: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_