

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 2021-5796

Parcel Identification No 33-40-19-00002-0120-00105.0

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## WARRANTY DEED

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

**This indenture made the 9th day of April, 2021 between Daniel Salameno, whose post office address is 17 Hamburg Turnpike, Riverdale, NJ 07457, of the County of Morris, State of New Jersey, Grantor, to Elisa Diaz, whose post office address is 12 Vista Palm Lane, 105, Vero Beach, FL 32962, of the County of Indian River, State of Florida, Grantee:**

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor 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 105, Condominium Apartment Building No.12 of Vista Royale, Phase 1, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 505, Page 794, and all amendments thereto, of the Public Records of Indian River County, Florida, together with an undivided interest in the common elements appurtenant thereto.

**Grantor warrants** that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 17 Hamburg Turnpike, Riverdale, NJ 07457.

**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** Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
WITNESS  
PRINT NAME: Jason A Bed

[Signature]  
Daniel Salameno

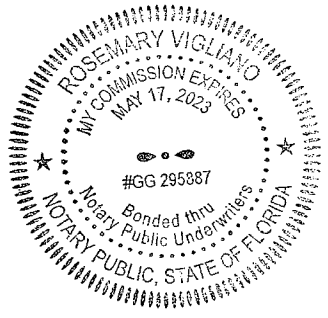
[Signature]  
WITNESS  
PRINT NAME: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of  physical presence or ( ) online notarization this \_\_\_\_ day of April, 2021, by Daniel Salameno.

[Signature]  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

Personally Known: \_\_\_\_\_ OR Produced Identification: X  
Type of Identification  
Produced: DL





CERTIFICATE OF APPROVAL

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

APARTMENT NO. 105 OF VISTA ROYALE APARTMENT BUILDING 12, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, DATED 12/22/1975 AND RECORDED 12/22/1975 IN OFFICIAL RECORD BOOK 505 PAGES 794 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: [Signature]  
PRESIDENT

ATTEST: [Signature]  
DIRECTOR

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7<sup>th</sup> DAY OF April, 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.

[Signature]  
HOLLY L. WHITE  
NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION NO.: GG 341268  
MY COMMISSION EXPIRES: 06/3/2023



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