

NOTE TO CLERK/TAX EXAMINER: Actual consideration
paid is \$ 105,000.00

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
\$1850
~~\$735.00~~

Parcel ID Number: 33-39-01-00056-0160-00007/0

Warranty Deed

This Indenture, Made this 13th day of April, 2021 A.D., Between
Patricia A. Mays, a single adult, Individually and as Trustee of The
Patricia A. Mays Trust dated March 31, 2005
of the County of Indian River, State of Florida, grantor, and
Laura Jean Thomas, a single adult

whose address is: 400 18th Street #0-7, Vero Beach, FL 32960

of the County of Indian River, State of Florida, grantee.

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

Apartment No. 0-7 of Oak Park Terrace Unit XVI, a Condominium
according to the Declaration of Condominium thereof, recorded in
Official Records Book 619, Page(s) 835, of the Public Records of
Indian River County, Florida, and any amendments thereto, together
with its undivided share in the common elements.

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.)

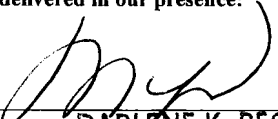
GRANTORS warrant, covenant and represent to the Grantees that the
above described property does not constitute the homestead of the
Grantors under the Constitution or statutes of the State of Florida
and that the Grantors' residence is on property other than the
above-described property and they do not live adjacent or contiguous
thereto.

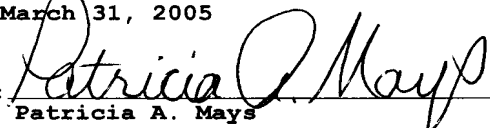
and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

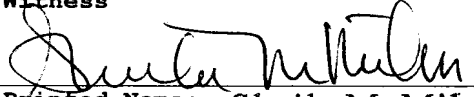
In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

The Patricia A. Mays Trust dated
March 31, 2005


Printed Name: DARLENE K. PEGG
Witness

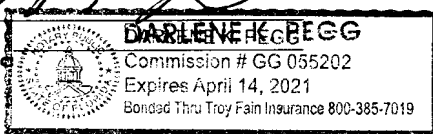
By:  (Seal)
Patricia A. Mays
Individually and as Trustee
P.O. Address: 8386 75th Court, Vero Beach, FL 32967


Printed Name: Sheila M. Milton
Witness

STATE OF Florida
COUNTY OF Indian River

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online
notarization, this 13th day of April, 2021 by
Patricia A. Mays, Individually and as Trustee of The Patricia A. Mays
Trust dated March 31, 2005
who is personally known to me or who has produced her Valid Identification as identification.

Printed Name DARLENE K. PEGG
Notary Public
My Commission Expires:





OAK PARK TERRACE CONDOMINIUM ASSOCIATION



C/o A.R. Choice Management, Inc.

100 Vista Royale Blvd., Vero Beach, FL 32962

Phone: 772-567-0808 Fax: 772-567-2551

Christine@ARChoice.com ~ Lcard@ARChoice.com

Certificate of Approval

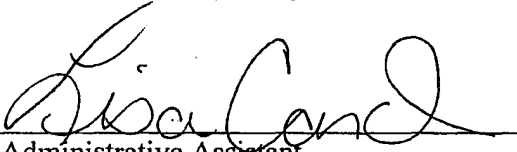
RE: Seller/Grantor – Patricia Mays

Buyer/Grantee – Laura Jean Thomas

Property – 400 18th Street, Unit O-7

The Board of Directors of Oak Park Terrace Condominium Association, Inc. on behalf of the Association does hereby waive any right of first refusal and consents to the conveyance of the property described herein to the Grantee named herein.

Dated this 5th Day of April, 2021

By 
Administrative Assistant

Oak Park Terrace
Condominium Association, Inc.

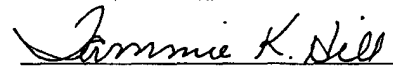
State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 5th day of
April, 2021 by Lisa Card

Oak Park Terrace Condominium Association, Inc., a Florida not-for-profit corporation, pursuant to the authority duly vested in her, on behalf of said Corporation.



Notary public, State of Florida



My Commission expires: 6/3/23