

Prepared by and return to:

Meredith A. Tessier  
Riomar Title, LLC  
83 Royal Palm Pointe  
Vero Beach, FL 32960  
(772) 999-5765  
File No 21-2946

Parcel Identification No 32-40-19-00012-0000-00411.0

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## WARRANTY DEED

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

This indenture made the 20th day of May, 2021 between **James E. Martin and Maureen E. Martin, husband and wife**, whose post office address is **724 Alder Street, Edmonds, WA 98020**, of the County of Snohomish, State of Washington, Grantors, to **Joseph J. Mendola, a single man**, whose post office address is **350 North Street, #801, Boston, MA 02113**, of the County of Suffolk, Commonwealth of Massachusetts, 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:

APARTMENT 411 OF SEA WATCH, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 498, PAGE 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 2020 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:

WITNESS

PRINT NAME:

Meredith A Tessier

WITNESS

PRINT NAME:

Kathleen B Powell

James E. Martin  
James E. Martin

Maureen E. Martin  
Maureen E. Martin

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

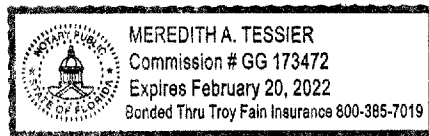
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 20 day of May, 2021, by James E. Martin and Maureen E. Martin, husband and wife.

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

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

Type of Identification

Produced: DL



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

In Reference To:

Condominium #411 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:

**Joseph J. Mendola** 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 19<sup>th</sup> Day of MAY, 2021.

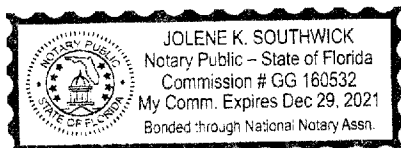
SEAWATCH CONDOMINIUM ASSOCIATION, INC.

BY: *Ma Charecky*  
PRES 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 19<sup>th</sup> day of May, 2021, by ma charecky Mendola, the pres of SEA WATCH CONDOMINIUM ASSOCIATION, INC., who is personally known to me or who has produced    as identification.

[Notary Seal]



*Jolene K Southwick*

Notary Public Printed:

Jolene K Southwick

My Commission Expires: 12/29/21