

Prepared by:
Patricia A. Horn
Oceanside Title & Escrow
3501 Ocean Drive
Vero Beach, Florida 32963

File Number: H2104040AN

General Warranty Deed

Made this May 12, 2021 A.D. By **Robert Burner and Judith E. Burner, husband and wife**, whose address is: 30 Buckingham Way, Freehold, New Jersey 07728, hereinafter collectively called the grantor, to **Cory Benjamin Daza**, whose post office address is: 1630 42nd Sq 103, Vero Beach, Florida 32960, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Indian River County, Florida, viz:

Legal Description Carolina Trace Townhomes Lot 7C of Building 7:

FROM THE POINT OF COMMENCEMENT, THE SOUTHEAST CORNER OF THE SOUTH 10 ACRES OF THE WEST 20 ACRES OF TRACT 13, SECTION 3, TOWNSHIP 33 SOUTH, RANGE 39 EAST ALSO BEING THE SOUTHWEST CORNER OF BLOCK "C" WABURNA VILLAGE SUBDIVISION AS RECORDED IN PLAT BOOK 6, PAGE 44, INDIAN RIVER COUNTY PUBLIC RECORDS; RUN NORTH 03°55'42" WEST ALONG A SURVEY REFERENCE LINE, A DISTANCE OF 336.55 FEET TO THE POINT OF BEGINNING, BEING A POINT ON THE EASTERLY EXTENSION OF A PARTITION WALL; FROM SAID POINT OF BEGINNING RUN NORTH 77°27'57" WEST ALONG THE CENTERLINE OF THE PARTITION WALL, A DISTANCE OF 71.08 FEET; THENCE RUN SOUTH 76°11'02" WEST, A DISTANCE OF 5.65 FEET TO A POINT ON A 25 FEET WIDE EASEMENT FOR INGRESS/EGRESS; THENCE RUN NORTH 14°39'59" EAST, ALONG THE SAID EASEMENT A DISTANCE OF 19.70 FEET; THENCE, DEPARTING SAID 25 FEET WIDE INGRESS/EGRESS EASEMENT, RUN NORTH 78°02'16" EAST, A DISTANCE OF 5.03 FEET TO A WESTERLY EXTENSION OF A PARTITION WALL; THENCE RUN SOUTH 77°27'57" EAST ALONG THE CENTERLINE OF THE PARTITION WALL, A DISTANCE OF 70.83 FEET; THENCE RUN SOUTH 12°32'03" WEST, A DISTANCE OF 19.26 FEET TO THE POINT OF BEGINNING.

Parcel ID Number: 33-39-03-00046-0000-00007/3

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2020.

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Eileen Kane
Witness Printed Name Eileen Kane

Rosemarie Steffens
Witness Printed Name Rosemarie Steffens

Robert Burner
Robert Burner
Address: 30 Buckingham Way, Freehold, New Jersey 07728

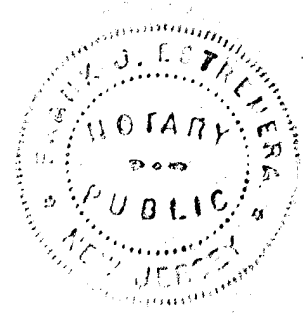
Judith E. Burner
Judith E. Burner
Address:

State of New Jersey
County of MORRIS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12TH day of May, 2021, by Robert Burner and Judith E. Burner, who are personally known to me or who produced DRIVERS LICENSE as identification.

Frank J. Estremera
Notary Public
Print Name: FRANK J. ESTREMEIRA
My Commission Expires: 7/21/2024
(Notary Seal)

Frank J. Estremera
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES July 21, 2024



Carolina Trace Townhomes Homeowners Association

c/o Keystone Property Management
780 US Hwy1, Suite 300, Vero Beach, FL 32962
Office 772-569-7928 ~ Fax 772-778-9273

CERTIFICATE OF APPROVAL

RE: Seller/Grantor: Robert and Judith Burner
Buyer/Grantee: Cory Daza
Property: 1630 42nd Square # 103

The Board of Directors of CAROLINA TRACE TOWNHOMES HOMEOWNERS 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 11th day of May, 2021

CAROLINA TRACE TOWNHOMES HOMEOWNERS ASSOCIATION, INC.

By *Patricia Youngstrom* PRESIDENT

STATE OF FLORIDA

COUNTY OF INDIAN RIVER:

The foregoing instrument was acknowledged before me this 11th day of May 20 21, by Patricia Youngstrom who is personally known to me, as President of Carolina Traces Townhomes Homeowners Association, Inc., a Florida not-for-profit corporation, pursuant to the authority duly vested in him, on behalf of said corporation.

Debra A Snow

Notary Public, State of Florida

Debra A Snow

Print Name of Notary

My Commission expires: May 22, 2021

Commission No. GG068101

(Notary Seal/Stamp)

