

Prepared by and Return to:
Nancy Perella , an employee of
First International Title, Inc.
201 SW Port St. Lucie Blvd.
Suite 205
Port St. Lucie, FL 34984
File No.: 190921.2-40

WARRANTY DEED

This indenture made on July 13, 2021, by **Eric Kay, a single man** whose address is: 707 Carriage Lake Way, Vero Beach, FL 32968 hereinafter called the "grantor",

to **Ana Esther Taveras Pantaleon, a married woman** whose address is: 1110 31st Avenue, Vero Beach, FL 32960 , hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

Lot 15, Carriage Lake at Vero PD, according to the map or plat thereof, as recorded in Plat Book 17, Page(s) 57 through 59, inclusive, of the Public Records of Indian River County, Florida.

Parcel Identification Number: 33-39-17-00009-0000-00015.0

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2020.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Eric Kay
Eric Kay

Signed, sealed and delivered in our presence:

Michelle Leacock
1st Witness Signature Michelle Leacock
Print Name:

Deborah Fraser
2nd Witness Signature
Print Name: Deborah Fraser

State of FLORIDA
County of St. Lucie

The Foregoing Instrument Was Acknowledged before me by means of (x) physical presence or () online notarization on 7.13.2021, by **Eric Kay** who () is/are personally known to me or who (x) has/have produced the following as identification: DRIVERS LICENSE.

Michelle Leacock
Notary Public
Printed Name:
My Commission expires:





Homeowners Association of Carriage Lake At Vero Beach, Inc.

Keystone Property Management Group
780 US Highway 1 Suite 300, Vero Beach, FL 32962
Phone (772) 569-7928 ~ Fax (772) 778-9273
kizzy@keyirc.com

CERTIFICATE OF APPROVAL

This is to certify that Ana Pantaleon have been approved by the Board of Directors at the Homeowners Association of Carriage Lake at Vero Inc. as the Purchaser of the following described property.

Carriage Lake at Vero, the physical address being: 707 Carriage Lake Way, Vero Beach, Florida 32968.

Such approval has been given pursuant to the provisions of the Declaration of Covenants of such association.

Dated this 16th day of July 2021
Homeowners Association of Carriage Lake at Vero Inc


Community Association Manager

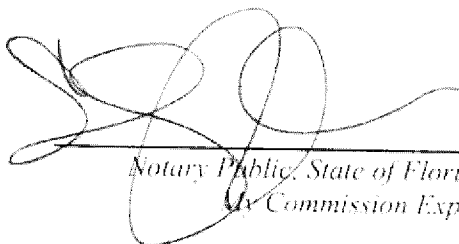
On Behalf of the Board of Directors for the Homeowners Association of Carriage Lake at Vero, Inc.

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 16th Day of

July 2021 September, by Branda Dellart on behalf of the association, who is personally know to me.


Notary Public, State of Florida at Large
My Commission Expires

