

Prepared by and return to:

**Joya Lippard  
K Title Company, LLC  
8301 Holley Tree Trail  
Port St. Lucie, FL 34986**

File Number: **PR21521**

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## Warranty Deed

**This Warranty Deed** made this **21st day of July, 2021**, between **William Squillace, a married man** whose post office address is **100 Springhill Drive, Jensen Beach, FL 34957**, grantor, and **Nathalie Landry, a single person** whose post office address is **810 Citrus Avenue, Fort Pierce, FL 34950**, grantee:

(Whenever used herein the terms "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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 the **Indian River County, Florida**, to-wit:

**Unit 470, Building 13, of The Villas at Indian River, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1736, Page(s) 1058, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Indian River County, Florida.**

**Parcel Identification Number: 33-39-13-00030-0130-00470-0**

**Grantor covenants that the above described property is not Grantor's homestead property nor contiguous to Grantor's homestead property.**

**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.

**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:

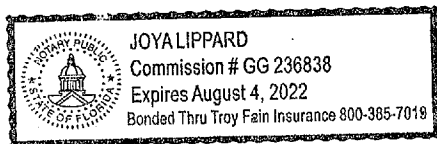
Joyal Lippard  
 Witness Name: Joyal Lippard

William Squillace  
 William Squillace

Barbara A. Hayee  
 Witness Name: Barbara A. Hayee

STATE OF FLORIDA  
 COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21 day of July, 2021, by William Squillace.



Joyal Lippard  
 (Signature of Notary Public - State of Florida)

Joyal Lippard  
 (Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification

Type of Identification Produced

Drivers License

Villas at Indian River  
CONDOMINIUM III ASSOCIATION, INC.  
CERTIFICATE OF APPROVAL TO PURCHASE

THIS WILL CERTIFY that sale of Unit located at 470 at The Villas at Indian River, a Condominium, by William Squillale, as Seller, and Nathalie Landry, as Purchaser(s) has been approved by The Villas at Indian River Condominium Association, Inc., pursuant to the provisions of the Declaration of Condominium of the Villas at Indian River Condo.

Dated this 28th Day of June, 2021

THE VILLAS AT INDIAN RIVER CONDOMINIUM III ASSOCIATION, INC.

BY: Rainer Wucherer  
OFFICER OF THE BOARD OF DIRECTORS

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgements personally appeared Rainer Wucherer and that officer acknowledged executing the foregoing Certificate of Approval freely and voluntarily under authority vested in him/her by the corporation and that the seal affixed thereto is the true seal of said corporation.

WITNESS my hand and official seal this 28<sup>th</sup> day of June 28, 2020.

Nancy Boyle  
NOTARY PUBLIC

My Commission expires:

