

Actual consideration paid is \$ 215,000.00
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

②
18.50
1505.80

Parcel ID Number: 33-40-31-00014-0030-00312/0

Warranty Deed

This Indenture, Made this 30th day of July, 2021 A.D., Between Barry S. Minette joined by his spouse Marion Minette

of the County of Indian River, State of Florida, grantor, and Robert E. Todt, Trustee of the Todt Living Trust dated April 5, 2007

whose address is: 2360 Water Oak Court #312, Vero Beach, FL 32962

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

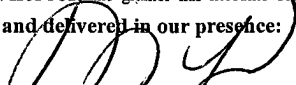
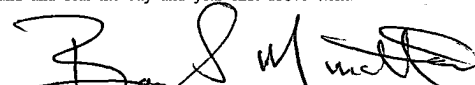
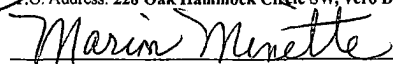
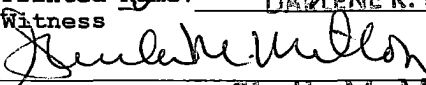
Witnesseth that the GRANTOR, for and in consideration of the sum of -----TEN DOLLARS (\$10)----- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Indian River State of Florida to wit:
Unit 312, Building 3, of Water Oak at Indian River Club Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 2206, Page(s) 2306, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Indian River County, Florida.

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.

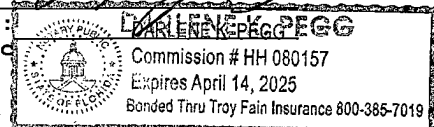
and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Printed Name: DARLENE K. PEGG Witness

Printed Name: Barry S. Minette (Seal)
P.O. Address: 228 Oak Hammock Circle SW, Vero Beach, FL 32962

Printed Name: Marion Minette (Seal)
P.O. Address: 228 Oak Hammock Circle SW, Vero Beach, FL 32962

Printed Name: Sheila M. Milton Witness

STATE OF Florida
COUNTY OF Indian River
The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 30th day of July, 2021 by

Barry S. Minette joined by his spouse Marion Minette
who is personally known to me or who has produced his valid identification as identification.

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


**WATER OAK AT INDIAN RIVER CLUB
CONDOMINIUM ASSOCIATION, INC.**

C/o A. R. Choice Management, Inc.
100 Vista Royale Blvd., Vero Beach, FL 32962
(772) 567-0808, Fax: (772) 567-2551
abe@archoice.com ~ pam@archoice.com

CERTIFICATE OF APPROVAL

This is to certify that **Todt Living Trust Dated April 5, 2007** has been approved by the Water Oak at Indian River Club Condominium Association, Inc. as the Purchaser of the following described property in Indian River County, Florida.

Water Oak at Indian River Club Condominium Association, Inc. as filed in Indian River County, Florida the physical address being: 2346 Water Oak Court, SW #312 Vero Beach, FL 32962

Such approval has been given pursuant to the provisions of the Declaration of such Homeowner's Association.

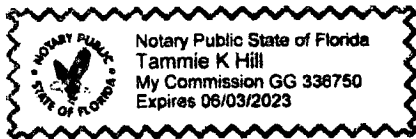
Dated this 8th day of July, 2021

Water Oak at Indian River Club Condominium Association, Inc.

By *Abe Abramczyk*
Abe Abramczyk
Community Association Manager
On Behalf of the Board of Directors

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 8th day of July, 2021, by Abe Abramczyk as CAM of the above named condominium association, on behalf of the association, who is personally know to



Tammie K Hill
Notary Public, State of Florida at Large
My Commission expires: 6/3/23