

Prepared by and return to:

Toni Gatlin-Daddis  
Premier Title Partners of Florida, LLC  
1705 19th Place, B-1  
Vero Beach, FL 32960  
(772) 299-5022  
File No PTP21-5250W

Parcel Identification No

[Space Above This Line For Recording Data]

## WARRANTY DEED

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

This indenture made the 20<sup>th</sup> day of August, 2021 between **Philip T. Askins and Courtney B. Askins, husband and wife**, whose post office address is **1916 63rd Court, Vero Beach, FL 32966**, of the County of , State of Florida, Grantors, to **Douglas Gren and Margaret Mary Gren, husband and wife**, whose post office address is **4685 Josephine Manor SW, Vero Beach, FL 32968**, of the County of Indian River, State of Florida, Grantees:

**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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Indian River, Florida, to-wit:

**Lot 97, Legend Lakes, P.D. Phase I, according to the Map or Plat thereof, as recorded in Plat Book 16, Pages 87, 87A through 87D, inclusive, of the Public Records of Indian River County, Florida.**

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


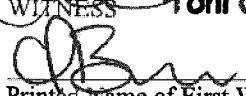
**Subject to** taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.


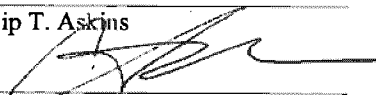
**TO HAVE AND TO HOLD** the same in fee simple forever.

**And** Grantors hereby covenant with the Grantees 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 **Toni Gatlin-Daddis**  
  
Printed Name of First Witness

  
Philip T. Askins  
  
Courtney B. Askins

**Ivana Brown**  
WITNESS  
Printed Name of Second Witness

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 20th day of August, 2021, by Philip T. Askins and Courtney B. Askins.

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



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

Type of Identification

Produced: Valid Drivers License

**Legend Lakes HOA, Inc.**  
C/o A.R. Choice Management  
100 Vista Royale Blvd, Vero Beach, FL 32962  
Phone: (772) 567-0808 Fax: (772) 567-2551  
Christine@ARChoice.com ~ Lcard@ARChoice.com

## Certificate of Approval

RE: Seller/Grantor – Phillip and Courtney Askins

Buyer/Grantee – Douglas and Margaret Gren

Property – 4685 Josephine Manor, SW, Lot 097

The Board of Directors of Legend Lakes HOA, 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 16th day of August, 2021

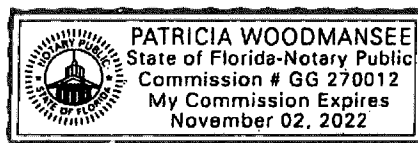
By

  
Administrative Assistant

Legend Lakes HOA, Inc.

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me this 16th day of August, 2021 by Lisa Card, Administrative Assistant, \_Who is personally known to me or has presented proof that she is the Administrative Assistant of Legend Lakes HOA, Inc., a Florida not-for-profit corporation, pursuant to the authority duly vested in her, on behalf of said corporation.



Notary public, State of Florida



My Commission expires: November 2, 2022