

Prepared by and return to:

Alicia M. Kilbourne
Treasure Coast Title & Settlement of Vero, LLC
815 Beachland Boulevard
Vero Beach, FL 32963
(772) 299-5022
File No TC21-3324W

Parcel Identification No 33-38-09-00002-0000-00405.0

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WARRANTY DEED

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

This indenture made the ✓ 1 day of September, 2021 between Douglas S. Kirk and Rosener J. Kirk, husband and wife, whose post office address is 710 3rd Avenue, East Northport, NY 11731, of the County of Suffolk, State of New York, Grantors, to Ruslan Desyatnikov and Lyudmila Elgort, husband and wife, whose post office address is 10207 Akenside Drive, Boca Raton, FL 33428, of the County of Palm Beach, 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 405, of Verona Trace Subdivision & The Villas at Verona Trace, according to the plat thereof as recorded in Plat Book 20, page 69, 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:

1st WITNESS

Glen P. Bell
WITNESS
GLEN P. BELL
Printed Name of First Witness

Douglas S. Kirk
Douglas S. Kirk
Rosencere J. Kirk
Rosencere J. Kirk

2nd WITNESS

Sweeta Khona
WITNESS
SWEETA K KHONA
Printed Name of Second Witness

STATE OF NEW YORK
COUNTY OF SUFFOLK

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this 1 day of September, 2021, by Douglas S. Kirk and Rosencere J. Kirk, husband and wife.

Notary

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

Personally Known: _____ OR Produced Identification:
Type of Identification
Produced: DRIVERS LICENSE

(SIGNED) ✓

SWEETA K. KHONA
Notary Public, State of New York
Reg. No. 01KH6408411
Qualified in Nassau County
Commission Expires 08/24/2024

VERONA TRACE HOA., INC.
c/o Campbell Property Management
525 NW Lake Whitney Place, Suite 202,
Port St. Lucie, FL 34986

Telephone: 772-218-5405 | Email: pgreene@campbellproperty.com

CERTIFICATE OF APPROVAL – SALE/LEASE

08/19/2021

RE: 10156 W VILLA CIRCLE

This is your approval for the application that you submitted to the Board of Directors for:

Sale to Desyatanikov/Elgort on or before 8-27-21

TOGETHER WITH an undivided interest in the Common Elements as set forth in said Declaration of VERONA TRACE HOA., INC.; and TOGETHER WITH all other appurtenances thereto, as set forth in said Declaration.

Such approval has been given pursuant to the provisions of the Declaration of HOA, Bylaws, Articles of Incorporation and any Amendments thereof.

Please email pgreene@campbellproperty.com if you have any questions or concerns. **All questions or comments must be provided in writing or by email.**

Sincerely,

Campbell Property Management
On Behalf of the Board of Directors