

Prepared by and return to:

Melissa L. Haywood
Supreme Title Solutions, LLC
2905 Ocean Drive
Vero Beach, FL 32963
(772) 231-5406
File No 21-08-3741

Parcel Identification No 32-39-24-00021-0000-00301/0

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 1st day of October, 2021 between Jeffrey A. Maffett and Annette J. Maffett, husband and wife, whose post office address is 1020 Saint Anne's Lane, Vero Beach, FL 32967, of the County of Indian River, State of Florida, Grantors, to Barbara Ingram Hart, a single woman, whose post office address is 4878 South Harbor Drive, #301, Vero Beach, FL 32967, of the County of Indian River, State of Florida, Grantee:

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 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 Indian River, Florida, to-wit:

Unit 301 of River Village Tower I at Grand Harbor, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1760, Page(s) 2232, of the Public Records of Indian River County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Together with exclusive use of Garage No. 301 and Storage Area No. 301.

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 Grantee 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:

Dawn Foley
WITNESS
PRINT NAME: Dawn Foley

Lynnsey Haywood
WITNESS
PRINT NAME: Lynnsey Haywood

Jeffrey A. Maffett
Jeffrey A. Maffett

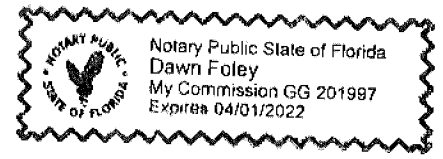
Annette J. Maffett
Annette J. Maffett

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 1st day of October, 2021, by Jeffrey A Maffett and Annette J Maffett.

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

Personally Known: _____ OR Produced Identification:
Type of Identification
Produced: FL DL



RIVER VILLAGE TOWER I AT GRAND HARBOR CONDOMINIUM ASSOC., INC.

c/o A. R. Choice Management
100 Vista Royale Blvd., Vero Beach, FL 32962
Phone: 772-907-5081 Fax: 772-567-2551
Kelly@archoice.com ~ Brigitte@archoice.com

CERTIFICATE OF APPROVAL

This is to Certify that **Barbara Ingram Hart** has been approved by the River Village Tower I at Grand Harbor Condominium Association, Inc. as the **Purchaser** of the following described property in Indian River County, Florida.

Unit No. 301, River Village Tower I, A Condominium, according to Declaration of Condominium thereof, Recorded in Official Records **Book 1760, Page 2232**, Public Records of Indian River County, Florida, and any amendments thereto.

Such approval has been given pursuant to the provisions of the Declaration of Condominium of such condominium.

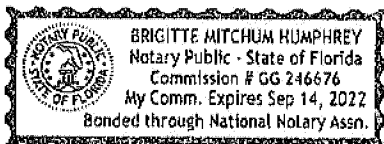
Dated this 13th day of August, 2021.

River Village Tower I at Grand Harbor Condominium Association, Inc.

By *Kellyanne Walsh*

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 13th day of August, 2021, by Kelly Walsh as Managing Agent of the above named condominium association, on behalf of the association, who is personally known to me.



[Signature]
Notary Public, State of Florida at Large.
Brigitte M. Humphrey
My Commission expires: 09/14/2022