

This instrument prepared by & return to: Gillian Krieger
Harbor Title & Escrow, Inc.
Pelican Plaza
4729 N. A1A Suite # 122
Vero Beach, FL 32963
Consideration: \$73,500.00
Rec.: \$27.00
Tax ID No: 33-40-19-00005-0920-00203/0
Our File: 2021-2902

General Warranty Deed

Made this 20th day of October, 2021 by **Maryanna S. Phinn, Married, Individually and as Successor Trustee of the William J. Savage Trust dated February 26, 2015**, whose post office address is 211 Coolidge Place, Bristol, PA 19007 hereinafter called the grantor, to **Israel Cuevas, Single** whose post office address is 92 Spring Lake Dr #203, Vero Beach, FL 32962 hereinafter called the grantee,

(Whenever used herein the term "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)

WITNESSETH: that the grantor, for and in consideration of the sum of Seventy-Three Thousand Five Hundred and 00/100 Dollars (\$73,500.00), and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Indian River County, Florida, viz:

Apartment No. 203 of Condominium Apartment Building No. 92, Vista Royale, Phase 4, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 609, page 658, of the Public Records of Indian River County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Parcel ID Number: **33-40-19-00005-0920-00203/0**

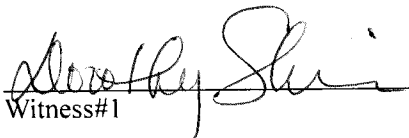
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 2020.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

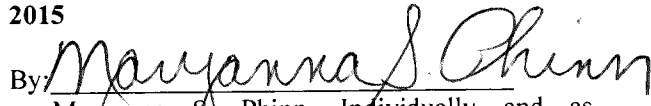

Witness#1

DOROTHY SHINN
Print Name


Witness#2

JASON SIMONS
Print Name

William J. Savage Trust dated February 26, 2015

By: 
Maryanna S. Phinn, Individually and as
Successor Trustee by
Maryanna S. Phinn, ~~as his/her Attorney-in-Fact~~

State of Pennsylvania
County of Bucks

The foregoing instrument was acknowledged before me by means of physical presence, this 18th day of October, 2021 by Maryanna S. Phinn, Individually and as Successor Trustee, by Maryanna S. Phinn of the William J. Savage Trust dated February 26, 2015 who has proved to me on the basis of satisfactory evidence to be the person who appeared before me.

(SEAL)


Notary Public

Printed Name: Aaron Levin

My Commission

Expires: 09/23/2025

Commonwealth of Pennsylvania - Notary Seal
Aaron Levin, Notary Public
Delaware County
My Commission Expires September 23, 2025
Commission Number 1252042




CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT ISRAEL CUEVAS HAS BEEN APPROVED BY THE VISTA ROYALE ASSOCIATION, INC. AS THE PURCHASER OF THE FOLLOWING DESCRIBED PROPERTY IN INDIAN RIVER COUNTY:

APARTMENT NO. 203 OF VISTA ROYALE APARTMENT BUILDING 92, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, DATED 10/2/1980 AND RECORDED 10/3/1980 IN OFFICIAL RECORD BOOK 609 PAGES 658 OF PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

SUCH APPROVAL HAS BEEN GIVEN PURSUANT TO THE PROVISIONS OF SECTION 15.2 OF THE DECLARATION OF CONDOMINIUM.


VISTA ROYALE ASSOCIATION, INC.

BY: 
PRESIDENT

ATTEST: 
TREASURER

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF October, 2021 BY DIANE F. ZADNOFF & RICHARD REINEMANN OF VISTA ROYALE ASSOCIATION, INC., A NOT FOR PROFIT CORPORATION ON BEHALF OF THE CORPORATION. HE/SHE IS PERSONALLY KNOWN TO ME.


HOLLY L. WHITE
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO.: GG 341268
MY COMMISSION EXPIRES: 06/03/2023



HOLLY L. WHITE
Commission # GG 341268
Expires June 3, 2023
Bonded Thru Budget Notary Services