

Prepared by and return to:

Rosemary Vigliano
Atlantic Coastal Land Title Company, LLC
855 21st Street
Suite C
Vero Beach, FL 32960
(772) 569-4364
File No 2021-6188

Parcel Identification No 33-40-19-00003-0490-00101.0

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 23rd day of November, 2021 between Michael D. Mills and Betty W. Mills, Individually and as Trustees of Michael and Betty Mills Living Trust dated April 20, 2007, whose post office address is 6 Low Country Drive, Penhook, VA 24137, of the County of Franklin, Commonwealth of Virginia, Grantor, to Guido J. Allegranza and Pamela J. Allegranza, husband and wife, whose post office address is 187 Juniper Drive, Versailles, KY 40383, of the County of Woodford, Commonwealth of Kentucky, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor 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:

Unit 101, Building No. 49, Vista Royale, Phase 2, according to the Declaration of Condominium thereof, as recorded in Official Records Book 568, Page 627, and all amendments thereto, of the Public Records of Indian River County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Grantor warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property.

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

Subject to taxes for 2022 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 Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

R. Parker Waters, Jr.
WITNESS
PRINT NAME: R. Parker Waters, Jr.

Lianne Wray
WITNESS
PRINT NAME: Lianne Wray

By: Michael D. Mills
Michael D. Mills, Individually and as Trustee

By: Betty W. Mills
Betty W. Mills, Individually and as Trustee

STATE OF VIRGINIA
COUNTY OF Franklin

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 23 day of November, 2021, by Michael D. Mills and Betty W. Mills, Individually and as Trustees of Michael and Betty Mills Living Trust dated April 20, 2007.

Ruth Rice Ruth Rice
Signature of Notary Public
Print, Type/Stamp Name of Notary **My Commission Expires June 30, 2025**

Personally Known: _____ OR Produced Identification: 7933726
Type of Identification _____
Produced: DL





CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT GUIDO J. & PAMELA J. ALLEGREZZA HAVE BEEN APPROVED BY THE VISTA ROYALE ASSOCIATION, INC. AS THE PURCHASERS OF THE FOLLOWING DESCRIBED PROPERTY IN INDIAN RIVER COUNTY:

APARTMENT NO. 101 OF VISTA ROYALE APARTMENT BUILDING 49 A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, DATED 6/5/1978 AND RECORDED 6/9/1978 IN OFFICIAL RECORD BOOK 568 PAGES 627 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: [Signature]
PRESIDENT

ATTEST: [Signature]
TREASURER

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7 DAY OF December, 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.

[Signature]
JEANETTE GENOVESE
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO.: HH 96686
MY COMMISSION EXPIRES: 06/09/2025

