

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 PTP21-5613WFG

Parcel Identification No 33-40-19-00005-0950-00103.0

(Space Above This Line For Recording Data)

## WARRANTY DEED

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

This indenture made the 16<sup>th</sup> day of December, 2021 between Joseph L. Dixon and Jennifer H. Dixon, husband and wife and Helen L. Dixon, an unmarried widow, whose post office address is 816 Aster Boulevard, Rockville, MD 20850, of the County of Montgomery, State of Maryland, Grantors, to Thomas Coxe, a single man, whose post office address is 95 Spring Lake Drive, 103, Vero Beach, FL 32962, 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 103, BUILDING 95, VISTA ROYALE PHASE 4, A CONDOMINIUM, ALL AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND THE EXHIBITS ATTACHED THERETO AND FORMING A PART THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 606, PAGE 2258, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. THE ABOVE DESCRIPTION INCLUDES, BUT IS NOT LIMITED TO, ALL APPURTENANCES TO THE CONDOMINIUM UNIT ABOVE DESCRIBED, INCLUDING THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM.**

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 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:

1st witness  
2nd witness

WITNESS  
Jean Abaziuwa  
Printed Name of First Witness

WITNESS  
NORVEL GENE VOSLOW  
Printed Name of Second Witness

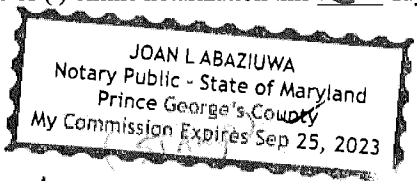
Joseph L. Dixon  
Joseph L. Dixon  
Jennifer H. Dixon  
Jennifer H. Dixon  
Helen L. Dixon  
Helen L. Dixon

STATE OF MARYLAND  
COUNTY OF Maryland

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 6 day of December, 2021, by Joseph L. Dixon, Jennifer H. Dixon and Helen L. Dixon.

Notary

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



Personally Known: \_\_\_\_\_ OR Produced Identification:   
Type of Identification  
Produced: MDDL D250441522354 4/30/19 / 5/9/2026  
MDDL D250302522386 4/2/21 / 5/22/2029  
MDDL D250398298983 12/14/2016 / 12/26/2024



CERTIFICATE OF APPROVAL

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

APARTMENT NO. 103 OF VISTA ROYALE APARTMENT BUILDING 95, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, DATED 8/21/1980 AND RECORDED 8/21/1980 IN OFFICIAL RECORD BOOK 606 PAGES 2258 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

