

**Prepared by and Return To:**

Stacy King  
Majesty Title Services, a division of LandCastle Title  
Group, LLC  
705 17th Street  
Vero Beach, FL 32960

**Order No.:** VB082201052

APN/Parcel ID(s): 33-39-12-00033-0180-00001/0

**WARRANTY DEED**

THIS WARRANTY DEED dated March 4, 2022, by Barbara G. Luce and David M. Luce, wife and husband, hereinafter called the grantor, to Kristin Woodward, a single woman, whose post office address is 1166 6th Ave, Unit #18A, Vero Beach, FL 32960, hereinafter called the grantee:

(Wherever used herein the terms "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 Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Indian River, State of Florida, to wit:

Unit A aka 18-A, Building 18, of Tropic Groves Villas Condominium "H", a Condominium, according to the Declaration of Condominium recorded in Official Records Book 590, Page 2887, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Indian River County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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 December 31, 2021.

WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Stacy King  
Witness Signature  
**Stacy King**

Print Name

Elysia Brennan  
Witness Signature

Elysia Brennan  
Print Name

Barbara G. Luce  
Barbara G. Luce

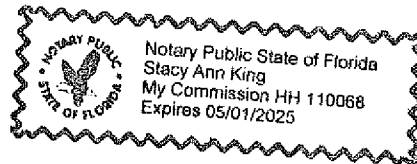
David M. Luce  
David M. Luce

Address: 13244 Whitmarsh St.  
Spring Hill, FL 34609

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4 day of March, 2022, by Barbara G. Luce and David M. Luce, to me known to be the person(s) described in or who has/have produced DL as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Stacy King  
NOTARY PUBLIC  
My Commission Expires:



**Tropic Groves Villas Condominium Association, Inc.**



choice management inc

100 Vista Royale Blvd.  
Vero Beach, FL 32962-3750  
772-907-5096 • Fax: 772-567-2551  
JHartnett@archchoice • Kim@archchoice.com

***CERTIFICATE OF APPROVAL***

This is to Certify that **Kristin Woodward** has / have been approved by the Board of Directors at **Tropic Groves Villas Condominium Association, Inc.**, as the Purchaser of the following described property in Indian River County, Florida.

The physical address being: **1166 6<sup>th</sup> Ave., Unit 18 A, Vero Beach, FL. 32960**

Such approval has been given pursuant to the provisions of the Declaration of Covenants of such association.

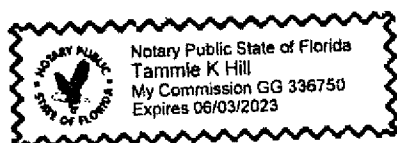
Dated this 24<sup>th</sup> day of February 2022.

Tropic Groves Villas Condominium Association, Inc.

By John Hartnett  
John Hartnett, Community Association Manager  
On Behalf of the Board of Directors for  
Tropic Groves Villas Condominium Association, Inc.

**STATE OF FLORIDA**  
**COUNTY OF INDIAN RIVER**

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of February 2022, by John Hartnett on behalf of the association, who is personally known to me.



Tammy K Hill  
Notary Public, State of Florida at Large  
My Commission expires: 6/3/23