

This Instrument Prepared by and Return to:

**Charles F. Posess, Esq.**

Patch Reef Title Company, Inc.

9702 Reserve Boulevard

Port St. Lucie, FL 34986

Our File No.: **922087LB**

Property Appraisers Parcel Identification (Folio) Number: **33401900004076000207.0**

\_\_\_\_\_  
Space above this line for Recording Data \_\_\_\_\_

## ***WARRANTY DEED***

**THIS WARRANTY DEED**, made the 15<sup>th</sup> day of **March, 2022** by **Richard F. Astrella and Donna M. Astrella**, husband and wife, whose post office address is **2174 Hawk River Drive SW, Vero Beach, FL 32962** herein called the Grantors, to **Robert Wyatt Hyora and Lily Moy Hyora**, husband and wife whose post office address is **76 Royal Oak Drive #207, Vero Beach, FL 32962**, hereinafter called the Grantees:

*(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)*

**W I T N E S S E T H:** That the Grantors, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars 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 situate in **INDIAN RIVER County, State of Florida**, viz.:

**Apartment No. 207 of Condominium Apartment Building No. 76 of Vista Royale, Phase 3, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 584, Page 1873, and all exhibits and amendments thereof, Public Records of Indian River County, Florida.**

**Subject to easements, restrictions and reservations of record and taxes for the year 2022 and thereafter and the Declaration of Condominium described above, including any amendments or attachments thereto which the Grantee herein agrees to observe and perform and including but not limited to the payment of assessments for the operation of said condominium.**

**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 Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

*Lisa M. Berryman*  
Witness #1 Signature

Lisa M. Berryman  
Witness #1 Printed Name

*Denise Panny*  
Witness #2 Signature

Denise Panny  
Witness #2 Printed Name

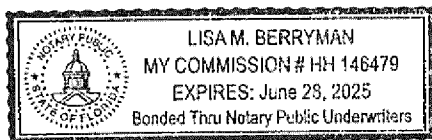
*Richard F. Astrella* (Seal)  
Richard F. Astrella

*Donna M. Astrella* (Seal)  
Donna M. Astrella

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15 day of March, 2022 by, **Richard F. Astrella and Donna M. Astrella**, who ☐ are personally known to me or ☒ have produced DL'S as identification.

[SEAL]



*Lisa M. Berryman*  
Notary Public

Printed Notary Name  
My Commission Expires:



# CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT ROBERT WYATT HYORA & LILY MOY HYORA HAVE BEEN APPROVED BY THE VISTA ROYALE ASSOCIATION, INC. AS THE PURCHASERS OF THE FOLLOWING DESCRIBED PROPERTY IN INDIAN RIVER COUNTY:

APARTMENT NO. 207 OF VISTA ROYALE APARTMENT BUILDING 76, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, DATED 5/7/1979 AND RECORDED 5/9/1979 IN OFFICIAL RECORD BOOK 584 PAGES 1873 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 10<sup>th</sup> DAY OF February, 2022 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