

Prepared by and return to:

William J. Stewart

Rossway Swan Tierney Barry & Oliver, P.L.

2101 Indian River Blvd., Suite 200

Vero Beach, FL 32960

772-231-4440

File Number: **45101-002**

Will Call No.: **87**

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Warranty Deed

This Warranty Deed made this 30 day of **March, 2022** between **Kathleen B. Tonkel and James Rock Tonkel, individually and as Trustee(s) of the Kathleen B. Tonkel Trust - 2000 dated July 20, 2000, as amended and restated** whose post office address is **5055 N. Harbor Drive, #401, Vero Beach, FL 32967**, grantor, and **George Lipscomb and Rachel Lipscomb, husband and wife** whose post office address is **5055 N. Harbor Drive, #401, Vero Beach, FL 32967**, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor 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 County, Florida** to-wit:

Unit No. 401 of OSPREY POINTE AT GRAND HARBOR CONDOMINIUM, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 1488, Page 1294, and all exhibits and amendments thereof, Public Records of Indian River County, Florida.

Parcel Identification Number: 32-39-24-00015-0000-00401/0

Subject to easements, restrictions, reservations, rights of way of record, and taxes accruing subsequent to December 31, 2021.

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 **December 31, 2021**.

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

Signed, sealed and delivered in our presence:

Kimberly M. Martin
Witness Name: Kimberly Martin

William J. Stewart
Witness Name: William J. Stewart

Kathleen B. Tonkel
Kathleen B. Tonkel, Trustee

James Rock Tonkel
James Rock Tonkel, Trustee

State of Florida
County of Indian River

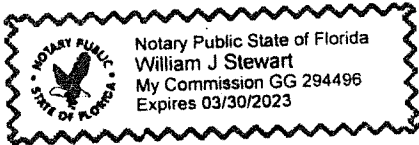
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30 day of March, 2022 by Kathleen B. Tonkel and James Rock Tonkel, as Trustee of the Kathleen B. Tonkel Trust dated July 20, 2000, as amended, who is personally known or has produced a driver's license as identification.

[Notary Seal]

William J. Stewart
Notary Public

Printed Name: _____

My Commission Expires: _____



Osprey Pointe at Grand Harbor Condominium Assoc., Inc.

c/o A.R. Choice Management, Inc.
100 Vista Royale Blvd. ~ Vero Beach, FL 32962
(772) 907-5081 Fax (772) 567-2551
Kelly@ARChoice.com ~ Brigitte@ARChoice.com

CERTIFICATE OF APPROVAL

This is to Certify that **George Lipscomb and Rachel Lipscomb** have been approved by the Osprey Pointe at Grand Harbor Condominium Association, Inc. as the **Purchasers** of the following described property in Indian River County, Florida.

Unit No. 401, Osprey Pointe, A Condominium, according to Declaration of Condominium thereof, Recorded in Official Records **Book 1488, Page 1294**, Public Records of Indian River County, Florida, and any amendments thereto.

Such approval has been given pursuant to the provisions of the Declaration of Condominium of such condominium.

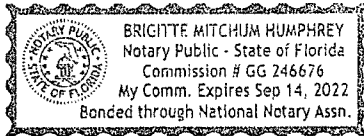
Dated this 13th day of January, 2022.

Osprey Pointe at Grand Harbor Condominium Assoc., Inc.

By *Kellyanne Walsh*
Kellyanne Walsh, Managing Agent

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 13th day of January, 2022 by Kelly Walsh, Community Association Manager of the above named condominium association, on behalf of the association, who is personally known to me.



[Signature]
Notary Public, State of Florida at Large
Brigitte Mitchum Humphrey
My Commission # GG 246676
My Commission expires: 09/14/2022