

This Instrument Prepared by and Return to:
Heidi L. Taylor
Alliance Title of the Treasure Coast, LLC
725 Commerce Center Drive
Ste A
Sebastian, FL 32958
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):

File No.: 2203024

WARRANTY DEED

This Warranty Deed, Made the 4th day of April, 2022, by **Aston G. Earl and Andrea M. Earl**, whose marital status is married, whose post office address is: 7855 97th Ct. Vero Beach FL 32967

, hereinafter called the "Grantor", to **Williamson Merilus and Junette Isreal, husband and wife**, whose post office address is: **2620 SW 12th Square SW, Vero Beach, FL 32968**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Four Hundred Twenty Five Thousand Dollars and No Cents (\$425,000.00)** 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, Florida, to wit:

Lot 102, Majestic Oaks Subdivision, according to map or plat thereof as recorded in Plat Book 17, Pages 11, 11A through 11D, inclusive, of the Public Records of Indian River County, Florida.

The property is the homestead of the Grantor(s).

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 2021, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: _____
Printed Name: Jodie Balanza

Aston G. Earl

Witness Signature: Lisa A Cherland
Printed Name: LISA A Cherland

Andrea M. Earl

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 4th day of April, 2022 by Aston G. Earl and Andrea M. Earl, who is/are personally known to me or has/have produced driver license(s) as identification.

Notary Public Signature
Printed Name: LISA A Cherland

My Commission Expires: 09/26/2022
(SEAL)



Majestic Oaks Homeowners Association, Inc.



choice management inc

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

CERTIFICATE OF APPROVAL

This is to Certify that Williamson Merilus & Junette Israel has / have been approved by the Board of Directors at **Majestic Oaks Homeowners Association**, as the Purchaser of the following described property in Indian River County, Florida.

The physical address being: 2620 12th SQ SW., Vero Beach, FL 32968

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

Dated this 25th day of March, 2022.

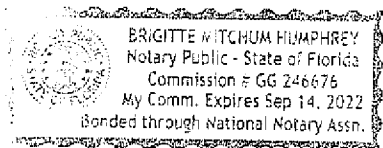
Majestic Oaks Homeowners Association

By John Hartnett

John Hartnett, Community Association Manager
On Behalf of the Board of Directors for
Majestic Oaks Homeowners Association

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 25th day of March, 2022, by John Hartnett on behalf of the association, who is personally known to me.



Notary Public, State of Florida at Large
My Commission expires: 9/14/22