

Prepared by and return to:

Melissa L. Haywood  
Supreme Title Solutions, LLC  
2905 Ocean Drive  
Vero Beach, FL 32963  
(772) 231-5406  
File No 22-02-1605

Parcel Identification No 32-39-16-00001-0020-00011/0

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## WARRANTY DEED

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

This indenture made the 8th day of April, 2022 between William F. McCain, an unmarried man, whose post office address is 1522 53rd Avenue, Vero Beach, FL 32966, of the County of Indian River, State of Florida, Grantor, to Jan Cespedes and Virginia Cespedes, husband and wife, whose post office address is 5980 Clubhouse Drive, Vero Beach, FL 32967, of the County of Indian River, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Indian River, Florida, to-wit:

Lot 11 and the North 1/2 of Lot 12, Unit 2, Bent Pine Unit 1 and Unit 2, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 41, of the Public Records of Indian River County, Florida.

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 Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

Sam Hooghkirk  
WITNESS  
PRINT NAME: Sam Hooghkirk

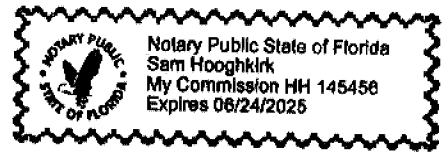
William F. McCain  
William F. McCain

Austin Stiglin  
WITNESS  
PRINT NAME: Austin Stiglin

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 8<sup>th</sup> day of April, 2022, by William F. McCain.

Sam Hooghkirk  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



Personally Known: \_\_\_\_\_ OR Produced Identification: X

Type of Identification  
Produced: A valid FL DL

# BENT PINE CERTIFICATE OF APPROVAL FOR PROPERTY TRANSFER

Be it hereby known, that the Bent Pine Community Association, Inc., a corporation not-for-profit under the laws of the State of Florida, having responsibility for approval of purchasers of lots and improvements in Bent Pine Units 1, 2, 3, and 4 and Bent Pine Villas Condominiums Units 1 and 2, according to the plat thereof, as recorded in Plat Book 10, pages 41, 41-A and 41-B and Plat Book 619, page 132 thru page 231, of the public Records of Indian river County, Florida, pursuant to the provisions of Declaration of Covenants, Conditions and Restrictions as recorded in Official Record book 593, page 663, Public Records of Indian River County, Florida, as amended, does hereby approve the proposed sale of:

5980 Clubhouse Drive, Lot 11 & N 1/4 of Lot 12, of the Bent Pine Community association from the present title holder: William F. McCain to the proposed purchaser: Jan Cespedes and Virginia Cespedes.

IN WITNESS WHEREOF, THE BENT PINE COMMUNITY ASSOCIATION, INC. has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed by its proper officer hereunto duly authorized, this 24<sup>th</sup> day of March, 2022.

BENT PINE COMMUNITY ASSOCIATION, INC.

BY: [Signature]

Board of Director

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this date, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, Rdb Tench personally appeared well known to me to be the Director of the corporation named in the foregoing instrument, and that he acknowledged executing the same freely and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the State County aforesaid this 24<sup>th</sup> day of March, 2022.

Rosanne Fabricatore

Notary Public, State of Florida

at Large. My commission expires:

June 14, 2025



Rosanne Fabricatore  
Notary Public  
State of Florida  
Comm# HH142379  
Expires 6/14/2025