

Prepared by and return to:

Jennifer D. Peshke

Law Office of Jennifer D. Peshke, P.A.

4727 Hwy A1A

Vero Beach, FL 32963

(772) 231-1233

File Number: 02800

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Warranty Deed

This Warranty Deed made this 21 day of April, 2022 between Charles Tornabene and Marianne Tornabene, Husband and Wife whose post office address is 2 Banquet Court, Howell, NJ 07731, grantor, and Harry P. Alex, Trustee of the Harry P. Alex Revocable Trust u/a/d May 27, 2005, as amended and restated, whose post office address is 171 Springline Dr., Vero Beach, FL 32963, 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:

Lot 57, THE OAKS OF VERO - P.D., PHASE 1, according to the map or plat thereof as recorded in Plat Book 17, Page 38, Public Records of Indian River County, Florida.

Parcel Identification Number: 33390900027000000057.0

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 12/31/2021.

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:

Ryne E. Hartt
Witness

Printed Name: Ryne E. Hartt

SR
Witness

Printed Name: Shane Reynolds

Charles Tornabene

Charles Tornabene

Ryne E. Hartt
Witness

Printed Name: Ryne E. Hartt

SR
Witness

Printed Name: Shane Reynolds

Marianne Tornabene

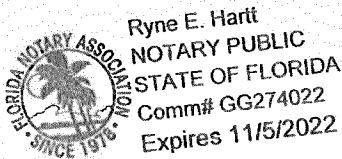
Marianne Tornabene

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21 day of April, 2022 by Charles Tornabene and Marianne Tornabene who are personally known or have produced drivers' licenses as identification.

[Seal]

Ryne E. Hartt
Notary Public
Print Name: _____
My Commission Expires: _____



The Oaks of Vero Homeowners Association, Inc.

c/o A.R. Choice Management, Inc.

100 Vista Royale Boulevard ~ Vero Beach, FL 32962

Portal.archoice.com ~ Fax (772) 567-2551

Certificate of Approval

This is to certify that Harry P. Alex & Patricia A. Alex (TR) have been approved by the The Oaks of Vero Homeowners Association, Inc. as the Purchaser of the following property in Indian River County, Florida. 1267 SCARLET OAK CIR.

The Board of Directors of The Oaks of Vero Homeowners Association, Inc. on behalf of the Association, does hereby waive any right of first refusal and consents to the conveyance of the property described herein to the Grantee named herein.

Dated this 12th day of April, 2022.

The Oaks of Vero Homeowners Association, Inc.

By Deanna Brown, LCAM

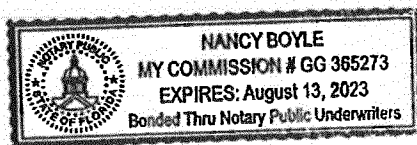
Managing Agent

State of Florida

County of Indian River

The foregoing instrument was acknowledged before me this 12th day of April, 2022 by Deanna Brown.

Who is personally known to me or has presented proof that he/she is Managing Agent of The Oaks of Vero Homeowners Association, Inc., a Florida not-for-profit corporation, pursuant to the authority duly vested in him/her, on behalf of said corporation.



Notary public, State of Florida

Nancy Boyle

My Commission expires: 8/13/23