

Rec Fee: \$27.00  
Doc Stamps: \$1,960.00

Prepared by:  
Patricia A. Horn  
Oceanside Title & Escrow  
3501 Ocean Drive  
Vero Beach, Florida 32963  
File Number: H2203068WFG

## General Warranty Deed

Made this May 2, 2022 A.D. By **Donald J. Mac Eachern and Amy Mac Eachern, husband and wife**, whose address is: 54 Cotuit Road, Marstons Mills, Massachusetts 02648, hereinafter called the grantor, to **Christopher Adams Kostanecki and Jennifer Priestley Kostanecki, Trustees of the 1999 Christopher Adams Kostanecki and Jennifer Priestley Kostanecki Revocable Trust dated April, 26, 1999**, whose post office address is: 99 Chestnut Avenue, Ross, California 94957, hereinafter called the grantee:

(Whenever used herein the term "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)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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, viz:

UNIT NO. G-22, HARMONY ISLAND CONDOMINIUM, A CONDOMINIUM, ALL AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND THE EXHIBITS ATTACHED THERETO AND FORMING A PART THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 796, PAGE 338 AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. THE ABOVE DESCRIPTION INCLUDES, BUT IS NOT LIMITED TO, ALL APPURTENANCES TO THE CONDOMINIUM UNIT ABOVE DESCRIBED, INCLUDING THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM.

Parcel ID Number: **32-39-23-00003-0007-00022/0**

The Grantee, as Trustee, has the full power and authority to protect, conserve, sell, convey, lease, encumber, and to otherwise manage and dispose of said real property pursuant to F.A. 689.073.

**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.

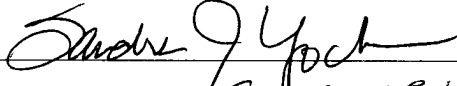
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2021.

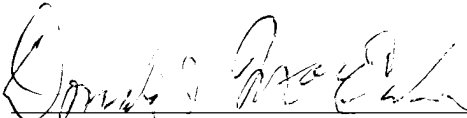
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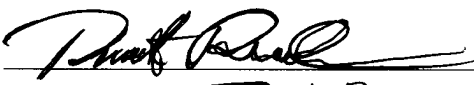
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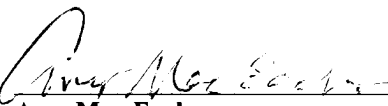
**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness Printed Name Sandra J Yochum


  
**Donald J. Mac Eachern**  
Address: 54 Cotuit Road, Marstons Mills, Massachusetts 02648

  
Witness Printed Name Trilet Robinson

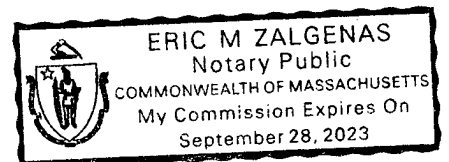
  
**Amy Mac Eachern**  
Address: 54 Cotuit Road, Marstons Mills, Massachusetts 02648

Commonwealth of Massachusetts  
County of Barnstable

The foregoing instrument was acknowledged before me by means of X physical presence or      online notarization, this 27 day of April 2022, by Donald J. Mac Eachern and Amy Mac Eachern, who are personally known to me or who have produced MA DL '1 as identification.

  
Notary Public  
Print Name: Eric Zalgenas  
My Commission Expires: 9/28/23

(Notary Seal)



Harmony Island Condominium Association, Inc.

c/o A.R. Choice Management, Inc.  
100 Vista Royale Blvd., Vero Beach, FL 32962  
Phone (772) 907-5083 or Fax (772) 567-2551  
Melissa@archoice.com ~ Adimatteo@archoice.com

**CERTIFICATE OF APPROVAL**

This is to certify that **Christopher Adams Kostanecki TR Jennifer Priestly Kostanecki TR** has / have been approved by the Board of Directors at **Harmony Island Condominium Association, Inc.** as the Purchaser of the following described property in Indian River County, Florida.

Harmony Island BLDG G UNIT 22, PBI/OR BK: 796 PP 338, the physical address being: **5025 Harmony Circle # 202, Vero Beach, FL 32967.**

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

Dated this 14th day of April, 2022.

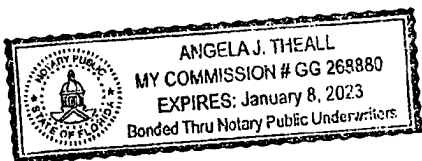
Harmony Island Condominium Association, Inc.

By Melissa Mallory

Melissa Mallory, Community Association Manager  
On Behalf of the Board of Directors for  
Harmony Island Condominium Association, Inc.

**STATE OF FLORIDA  
COUNTY OF INDIAN RIVER**

The foregoing instrument was acknowledged before me this 14th day of April, 2022, by Melissa Mallory on behalf of the association, who is personally known to me.



Angela J. Theall  
Notary Public, State of Florida at Large  
My Commission expires: 1/8/23