

Prepared by and return to:

Meredith A. Tessier
Riomar Title, LLC
83 Royal Palm Pointe
Vero Beach, FL 32960
(772) 999-5765
File No 22-3218

Parcel Identification No 32-40-29-00011-0010-00431.0

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 6th day of June, 2022 between Scott M. Simon, a married man and Rachael Sultzman, his wife, whose post office address is 5575 U.S. Highway 1, Suite 2, Vero Beach, FL 32967, of the County of Indian River, State of Florida, Grantor, to Carlos Solorzano and Renato Alfonso, a married couple, whose post office address is 125 Longview Way North, Palm Coast, FL 32137, of the County of Flagler, 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:

UNIT 431, OCEANGATE 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 461, PAGE 675, 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.

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:

[Handwritten Signature]
FIRST WITNESS SIGNATURE

[Handwritten Signature]
Scott M. Simon

Meredith A Tessier
FIRST WITNESS PRINTED NAME

[Handwritten Signature]
SECOND WITNESS SIGNATURE

Connie Miller
SECOND WITNESS PRINTED NAME

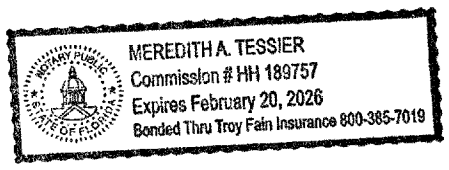
STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 31 day of June, 2022, by Scott M. Simon, a married man.

[Handwritten Signature]

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

Personally Known: OR Produced Identification: _____
Type of Identification
Produced: _____



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:

Adrian Susman
FIRST WITNESS SIGNATURE

Adrian Susman
FIRST WITNESS PRINTED NAME

Phillip Abegg
SECOND WITNESS SIGNATURE

Phillip Abegg
SECOND WITNESS PRINTED NAME

1st witness
5/18/22

2nd witness
5/18/22

Rachael Sultzman
Rachael Sultzman

STATE OF Tennessee
COUNTY OF Sevier

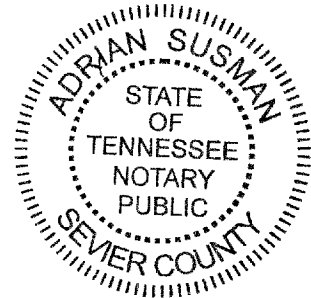
The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 2nd day of June, 2022, by Rachael Sultzman, a married woman.

Adrian Susman
Signature of Notary Public
Print, Type/Stamp Name of Notary

(seal)

Personally Known: _____ OR Produced Identification:
Type of Identification: Passport
Produced: _____

My Commission Expires
November 22, 2025



OceanGate Condominium Association, Inc.

c/o A.R. Choice Management, Inc.
100 Vista Royale Boulevard ~ Vero Beach, FL 32962
Phone (772) 567-0808 ~ Fax (772) 567-2551
Abe@ARChoice.com ~ Lcard@ARChoice.com

Certificate of Approval

RE: Seller/Grantor – Scott Simon

Buyer/Grantee – Carlos Solorzano and Renato Alfonso

Property – 5000 North A1A #431

The Board of Directors of Oceangate Condominiums at Oceangate Condominium 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.

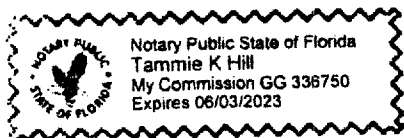
Dated this 24th day of May, 2022

By Lisa Card
Administrative Assistant

OceanGate
Condominium Association, Inc.

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 24th day of May, 2022 by Lisa Card, Who is personally known to me or has presented proof that she is the Administrative Assistant of Oceangate Condominium Association, Inc., a Florida not-for-profit corporation, pursuant to the authority duly vested in her, on behalf of said corporation.



Notary public, State of Florida

Tammie K. Hill

My Commission expires: 6/3/23