

NOTE TO CLERK/TAX EXAMINER: Actual consideration paid is \$132,000.00.

\$18,500
\$924.00

This Document Prepared By and Return to:
Darlene K. Pegg, CLC President
Elite Title of the Treasure Coast, Inc.
3055 Cardinal Drive, Suite 105
Vero Beach, FL 32963
Courthouse Box 82

Parcel ID Number: 33-40-19-00003-0520-00203/0

Warranty Deed

This Indenture, Made this 1st day of July, 2022 A.D., **Between**
Guido J. Allegranza and Pamela J. Allegranza, husband and wife
of the County of **Indian River**, State of **Florida**, **grantors**, and
Cynthia Luanne Rice, a single adult
whose address is: **52 Woodland Drive #203, Vero Beach, FL 32962**
of the County of **Indian River**, State of **Florida**, **grantee**.

Witnesseth that the GRANTORS, for and in consideration of the sum of **TEN DOLLARS (\$10)** and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Indian River**, State of **Florida** to wit:

Unit 203, Building 52, of Vista Royale, Phase 2, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 591, Page(s) 2569, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Indian River County, Florida.

Said land is free of all encumbrances, except taxes for the year in which this deed is given; and restrictions, reservations, limitations, covenants, conditions and easements of record, if any; insofar as same are valid and enforceable (however, this clause shall not be construed to reimpose same.)


GRANTORS warrant, covenant and represent to the Grantees that the above described property does not constitute the homestead of the Grantors under the Constitution or statutes of the State of Florida and that the Grantors' residence is on property other than the above-described property and they do not live adjacent or contiguous thereto.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

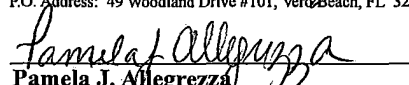
In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:


Printed Name: **DARLENE K. PEGG**
Witness

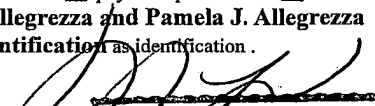


Printed Name: **Guido J. Allegranza** (Seal)
P.O. Address: 49 Woodland Drive #101, Vero Beach, FL 32962


Printed Name: **Sheila M. Milton**
Witness


Printed Name: **Pamela J. Allegranza** (Seal)
P.O. Address: 49 Woodland Drive #101, Vero Beach, FL 32962

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1st day of July, 2022, by **Guido J. Allegranza and Pamela J. Allegranza** who are personally known to me or who have produced their **Valid Identification** as identification.


Printed Name: **DARLENE K. PEGG**
Notary Public
My Commission Expires
 Commission # **HH080157**
Expires **April 14, 2025**
Bonded Thru **Troy Fain Insurance 800-385-7019**



CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT CYNTHIA LUANNE RICE HAS BEEN APPROVED BY THE VISTA ROYALE ASSOCIATION, INC. AS THE PURCHASER OF THE FOLLOWING DESCRIBED PROPERTY IN INDIAN RIVER COUNTY:

APARTMENT NO. 203 OF VISTA ROYALE APARTMENT BUILDING 52 A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, DATED 9/25/1979 AND RECORDED 410/5/1979 IN OFFICIAL RECORD BOOK 591 PAGES 2569S OF PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

SUCH APPROVAL HAS BEEN GIVEN PURSUANT TO THE PROVISIONS OF SECTION 15.2 OF THE DECLARATION OF CONDOMINIUM.

VISTA ROYALE ASSOCIATION, INC.

BY: [Signature]
SIGNATURE

ATTEST: Mary Ann Yankovich
SIGNATURE

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF June, 2022 BY Richard Reinerman & Mary Ann Yankovich OF VISTA ROYALE ASSOCIATION, INC., A NOT FOR PROFIT CORPORATION ON BEHALF OF THE CORPORATION. HE/SHE IS PERSONALLY KNOWN TO ME.

[Signature]
HOLLY L. WHITE
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO.: GG 341268
MY COMMISSION EXPIRES: 06/03/2023



HOLLY L. WHITE
Commission # GG 341268
Expires June 3, 2023
Bonded thru Budget Notary Services