

This instrument prepared by & return to: Denielle Landers
Harbor Title & Escrow, Inc.
Pelican Plaza
4729 N. A1A Suite # 122
Vero Beach, FL 32963
Consideration: \$489,000.00
Rec.: \$27.00
Tax ID No: 33-39-16-00012-0000-00021.0
Our File: 2022-3293

General Warranty Deed

Made this 17th day of October, 2022 by **Norman Bruce White and Charlene Holland White, A Married Couple**, whose post office address is 3840 Foggy Mist Rd SE, Palm Bay, FL 32909 hereinafter called the grantor, to **Robert Kaplan and Theary Kaplan, A Married Couple, as joint tenants with rights of survivorship** whose post office address is 741 46th Sq, Vero Beach, FL 32968 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 Four Hundred Eighty-Nine Thousand and 00/100 Dollars (\$489,000.00), 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 situated in Indian River County, Florida, viz:

Lot 21, HERON CREST SUBDIVISION, a subdivision according to the plat thereof recorded in Plat Book 16, Pages 23 and 23A, of the Public Records of Indian River County, Florida.

Parcel ID Number: **33-39-16-00012-0000-00021.0**

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 2021.

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:

Gillian Krieger
Witness

Gillian Krieger
Print Name

Norman Bruce White
Norman Bruce White

Charlene Holland White
Charlene Holland White

Denielle Landers
Witness

Denielle Landers
Print Name

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17th day of October, 2022 by Norman Bruce White and Charlene Holland White who has proved to me on the basis of satisfactory evidence to be the person who appeared before me.

(SEAL)

Gillian Krieger
Notary Public
Printed Name: Gillian Krieger
My Commission Expires: _____



GILLIAN KRIEGER
Commission # HH 116415
Expires August 7, 2025
Bonded Thru Budget Notary Services

HERON CREST COMMUNITY ASSOCIATION, INC.

% Paradise Association Management, Inc.

1209 US Highway #1

Sebastian, FL 32958

CERTIFICATE OF APPROVAL FOR PURCHASE

This is to certify that **Robert Kaplan** has been approved by HERON CREST COMMUNITY ASSOCIATION, INC., as owner of the following described property in Indian River County, Florida.

HERON CREST SUB LOT 21 PBI 16-23

Parcel ID 33391600012000000021.0

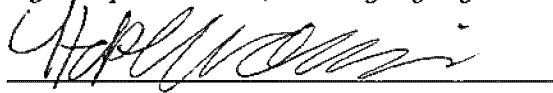
Physical address being: - 741 46th Sq Vero Beach, FL 32968

Such approval has been given pursuant to the provisions of the Declaration of Covenants, Conditions, and Restrictions for Heron Crest Community Association, Inc.

Dated this 12 day of October 2022.

Heron Crest Community Association, Inc.

By: Hope Woodin, Managing Agent



Signature

**STATE OF FLORIDA
COUNTY OF INDIAN RIVER**

The foregoing instrument was acknowledged before me this 12TH day of October 2022, by Hope Woodin, Managing Agent of the above-named homeowner association, on behalf of the Association, who is personally known to me.



Notary Public Signature



ERIN BRYANT
Commission # HH 252169
Expires May 23, 2026

My commission Expires