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Prepared by and return to:
James P. McHugh, Esq.
James P. McHugh, LLC
1555 Indian River Blvd., Suite 125
Vero Beach, FL 32960
(772) 226-7400
File Number: 22-088
Parcel Identification No. 33391000030001000001.4

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Warranty Deed

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

This Indenture made this 20th day of December, 2022 between John P. Wedlock and Patricia M. Wedlock, Husband and Wife whose post office address is 115 Jumping Brook Road, Lincroft, NJ 07738 of the County of Monmouth, State of New Jersey, Grantor, to Freddy Antonio Castillo and Hilda M. Esparragoza, Husband and Wife whose post office address is 1580 39th Avenue, Vero Beach, FL 32960 of the County of Indian River, State of Florida, Grantee,

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:

UNIT 4. BUILDING "A", LOT 1, SANDALWOOD SUBDIVISION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT BEING 44.85 FEET EAST AND 25.25 FEET SOUTH OF THE NORTH WEST CORNER OF LOT 1 OF SANDALWOOD SUBDIVISION AS RECORDED IN PLAT BOOK 11, PAGE 11, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. THENCE RUN SOUTH 89°50'25" EAST ALONG THE FACE OF THE BUILDING A DISTANCE OF 20.13 FEET TO A POINT, SAID POINT BEING ON THE CENTERLINE OF THE NORTH SOUTH COMMON WALL OF BUILDING "A" THENCE RUN 00°09'35" WEST ALONG SAID CENTERLINE A DISTANCE OF 40.13 FEET TO THE POINT OF BEGINNING. SAID POINT BEING THE INTERSECTION OF THE EAST WEST COMMON WALL AND THE NORTH SOUTH COMMON WALL, THENCE CONTINUE SOUTH 00°09'35" WEST ALONG SAID LINE A DISTANCE OF 40.13 FEET TO A POINT, SAID POINT BEING ON THE SOUTH FACE OF EXISTING STRUCTURE, THENCE RUN NORTH 89°50'25" WEST ALONG SAID FACE A DISTANCE OF 40.13 FEET TO A POINT. SAID POINT BEING THE WEST FACE OF EXISTING WOOD FENCE; THENCE RUN NORTH 00°09'35" EAST ALONG SAID WOOD FENCE A DISTANCE OF 40.13 FEET TO A POINT: SAID POINT BEING THE WEST EXTENSION OF THE EAST WEST CENTER LINE OF THE COMMON WALL: THENCE RUN SOUTH 89°50'25" EAST ALONG THE EAST WEST CENTER LINE EXTENSION A DISTANCE OF 40.13 FEET TO A POINT OF BEGINNING.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Grantor states that the above described property is not their homestead or on any property which is adjacent or contiguous thereto.

Subject to taxes for 2023 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 Grantee 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:

[Signature]
1st Witness Signature

[Signature]
John P. Wedlock

Roseet Flower
1st Print Name

[Signature]
2nd Witness Signature

Thomas Molloy
2nd Print Name

[Signature]
1st Witness Signature

[Signature]
Patricia M. Wedlock

Roseet Flower
1st Print Name

[Signature]
2nd Witness Signature

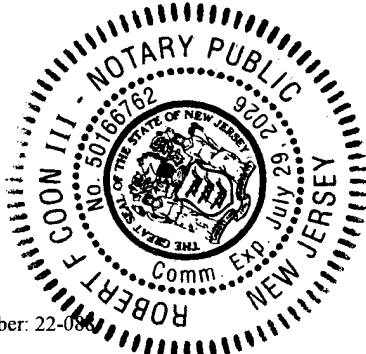
Thomas Molloy
2nd Witness Print Name

STATE OF NEW JERSEY

COUNTY OF MONMOUTH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 8 day of December, 2022 by John P. Wedlock and Patricia M. Wedlock who are personally known or have produced drivers' licenses as identification.

[Seal]



[Signature]
Notary Public

SANDALWOOD OF VERO HOMEOWNER'S ASSOCIATION, INC

CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT Freddy Castillo and Hilda Morella Esparragoza have been approved by the SANDALWOOD OF VERO HOMEOWNERS ASSOCIATION, INC., as the Purchaser of the following described property in Indian River County, Florida:

Address: 1580 39th Avenue, Vero Beach, Florida 32960
Building A, Lot 1, Sandalwood Subdivision

Such approval has been given pursuant to the Provisions of the Protective Covenants for Sandalwood of Vero.

Dated this 8th day of December, 2022.

SANDALWOOD OF VERO HOMEOWNERS ASSOCIATION, INC.

BY: John J. McHugh, Jr., President

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

BEFORE ME, personally appeared John J. McHugh, Jr. to me well known to be the individual described in and who executed the foregoing instrument as President of the above named association, and acknowledged to and before me by means of physical presence or online notarization, and that he who is personally known to me or who has produced a driver's license as identification has executed such instrument as such President of said association, and that the seal affixed to the foregoing instrument is the corporate seal of said association and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said association.

WITNESS my hand and official seal this 8th day of December, 2022.

[Signature]
Notary Public
State of Florida

My Commission Expires:

