

Prepared by and return to:

Lulich & Attorneys
1069 Main Street, 1069 Main Street
Sebastian, FL 32958
(772) 589-5500
File Number: 22.847

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Warranty Deed

This Warranty Deed made this 24 day of February, 2023 between John C Bate, a single man, whose post office address is 720 Concession 18 West Tiny, Ontario, Canada L9M OK8, grantor, and Robert Paul Pearson and Patricia Leite Pearson, Husband and Wife whose post office address is 1170 6th Ave #4D, Vero Beach, FL 32960, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witneseth, 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:

Villa 4-D of TROPIC VILLAS NORTH, a Fee Simple Townhouse further described as follows:

Begin at the SE corner of Lot 9 of Vero Land Company Subdivision as recorded in-Plat Book 3, page 19, Public Records of St. Lucie County, Florida, said land now lying and being in Indian River County, Florida, run North along the East line of aforesaid Lot 9 a distance of 308.88 feet to a point which lies 35 feet South of the North line of Lot 9 (also the North line of the SE 1/4 of Section 12, Township 33 South, Range 39 East); thence run South 89° 57' West along the line that lies 35 feet South of the North line of aforesaid Lot 9 (also the North line of the SE 1/4 of Section 12, Township 33 South, Range 39 East) a distance of 1124.28 feet; thence run South 00°37' West a distance of 65.63 feet to the point of beginning; from the point of beginning continue South 00°37' West a distance of 38.67 feet; thence run South 89° 23' West a distance of 32.67 feet; thence run North 00° 37' East a distance of 38.67 feet; thence run South 89° 23' East a distance of 32.67 feet to the point of beginning.

Parcel Identification Number: 33391200034004000004.0

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 **December 31, 2022**.

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:

Ashley M Cook
Witness

Printed Name: Ashley M COOK

Kerrie H Coleman
Witness

Printed Name: _____

John C Bate by Jordan Josef Lulich
John C Bate by Jordan Josef Lulich, as Attorney in Fact Lulich

Jordan Josef Lulich
Jordan Josef Lulich, Attorney in Fact

Ashley M Cook
Witness

Printed Name: Ashley M COOK

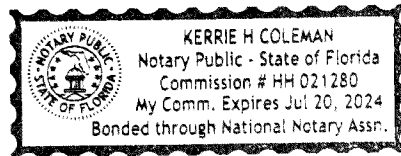
Kerrie H Coleman
Witness

Printed Name: Kerrie H. Coleman

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24 day of February, 2023 by John C Bate by Jordan Josef Lulich as Attorney in Fact and Jordan Josef Lulich, Attorney in Fact, who is personally known or has produced a driver's license as identification.

[Seal]



Kerrie H Coleman
Notary Public Kerrie H. Coleman
Print Name: _____
My Commission Expires: _____

TROPIC VILLAS NORTH HOMEOWNERS ASSOCIATION, INC.

% Keystone Property Management Group
780 US Highway 1, Suite 300, Vero Beach, FL 32962
Phone: (772)569-7928
tropicvillas@keyirc.com

CERTIFICATE OF APPROVAL

This is to certify that ROBERT PEARSON & PATRICIA LEITE PEARSON have been approved by the Board of Directors of Tropic Villas North Homeowners Association, Inc. as the Purchasers of the following described property in Vero Beach, Florida:

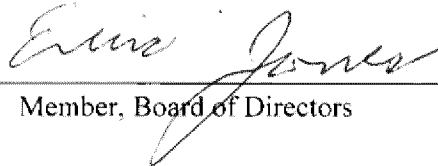
1170 6TH AVENUE, 4D, Vero Beach, FL 32960

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

Dated this 13th day of February, 2023

Tropic Villas North Homeowners Association, Inc.

By:



Member, Board of Directors