

Cohen, Norris, Wolmer Ray Telepman Berkowitz & Cohen
James F. Caplan, Esq.
712 U. S. Highway One, Ste. 400
North Palm Beach, Florida 33408

Consideration: \$10.00
Property Control #:33-40-18-00002-0360-00101.0

This Deed has been prepared and recorded without benefit of title examination.

THIS INSTRUMENT HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE REVIEW. GRANTOR CONVEYS THE FOLLOWING-DESCRIBED LAND TO GRANTEE WITHOUT CONSIDERATION AND IT IS NOT SUBJECT TO DOCUMENTARY STAMP TAX PURSUANT TO FLORIDA ADMINISTRATIVE CODE SECTION 12B-4.014(2)(a).

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the 9 day of March, 2023, by Dominic Thomas, a single man, whose address is 36 Vista Gardens Trail, Unit 101, Vero Beach, FL 32962, hereinafter called the Grantor, to Alan Cole and Cinda Cole, husband and wife, having an address at 1744 S.W. Day St., Port St. Lucie, FL 34953, hereinafter called the Grantee:

(Wherever 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 and partnerships)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt and sufficiency whereof are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all those certain parcels of land situated in Indian River County, Florida, and more particularly described as follows:

Unit No. 101 of Building No. 36 of VISTA ROYALE GARDENS, A CONDOMINIUM, according to the Declaration of Condominium dated March 13, 1981 and recorded March 17, 1981 in Official Record Book 618, Page 2216, Public Records of Indian River County, Florida, as amended.

SUBJECT TO restrictions, reservations, covenants and easements of record, if any, to the extent that same are valid and enforceable.

TO HAVE AND TO HOLD, the same in fee simple forever;

AND the Grantor hereby covenants with the 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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor and none other.

Special Warranty Deed
Signature Page

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in
the presence of:

Angela L. Bennett
Witness Signature

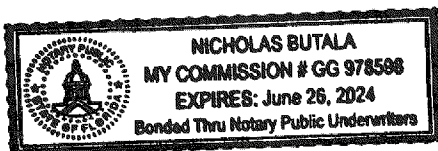
Angela L. Bennett
Print Name

Nicholas Butala
Witness Signature

Nicholas BUTALA
Print Name

STATE OF FLORIDA
COUNTY OF ST. CLAIR

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 9 day of March, 2023, by DOMINIC THOMAS, a single man, who is (personally known to me) or has produced as identification.



Dominic Thomas
DOMINIC THOMAS

Nicholas Butala
Notary Signature
Nicholas BUTALA
Printed Notary Signature

My commission expires: JUNE 26, 2024

CERTIFICATE OF APPROVAL

This is to certify that **Cinda Cole & Alan Cole**, have been approved by Vista Gardens Association, Inc. as the **Inherited Owners** of the following described property in Indian River County:

Building: 36 – Unit: 101
VISTA GARDENS, A CONDOMINIUM

according to the Declaration of Condominium, dated March 13, 1981 and recorded in official Record Book 618, pages 2216 to 2319, inclusive, public records of Indian River County, Florida, as amended.

Such approval has been given pursuant to the provisions of Section 23 of the Declaration of Condominium of such condominium.

DATED: this 8th day of March, 2023.

VISTA GARDENS ASSOCIATION, INC.

By: *Laura Gidari*
Secretary

Attest: *Mark Rademacher*
Treasurer

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument as acknowledged before me this **8th day of March 2023** by Laura Gidari, Secretary and Mark Rademacher, Treasurer of Vista Gardens Association, Inc., a Florida Corporation on behalf of the Corporation.

They are personally known to me and did not take an oath.

Sharla Ramrattan
NOTARY PUBLIC
Sharla Ramrattan
Comm.: HH 282612
Expires: June 29, 2026
Notary Public - State of Florida

