

PS 1365

Prepared by and return to:
Glenn B. Grevengoed, Esq.
Attorney at Law
3730 7th Terrace Suite 202
Vero Beach, FL 32960
772-234-5600
File Number: **JohnsonKirk649**
Will Call No.: **41**

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Personal Representative's Deed

This Personal Representative's Deed made this LK day of **March, 2023** between **Vicki Fritsch, Personal Representative of the Estate of Kirk Monroe Johnson, joined by Julian Dean Johnson sole heir at law of Kirk Monroe Johnson, deceased,** the post office address of the estate being **3730 7th Terrace, #202 Vero Beach, FL 32960**, grantor, and **Jan Van Der Loos and Catherine Ann Dailey, husband and wife** whose post office address is **649 Royal Palm Blvd., Apt. A-1, 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)

Witnesseth, that said grantor, for and in consideration of the sum **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 grantees heirs and assigns forever, the following described land, situate, lying and being in **Indian River County, Florida**, to-wit:

Apartment No. A1 of HEATHER WAY CONDOMINIUM, a Condominium, according to The Declaration of Condominium recorded in O. R. Book 469, Page 152, and all exhibits and amendments thereof, Public Records of Indian River County, Florida.

Parcel Identification Number: 33390100057000100001.0

649 Royal Palm Blvd., Apt. A-1, Vero Beach, FL 32960

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 has good right and lawful authority to sell and convey said land; that the grantor warrants the title to said land for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through, or under Grantor.

Grantors warrants that at the time of this conveyance, the subject property is not either Grantors' homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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:

Louis B. Weitz

Witness Name: Louis B. Weitz

Martha Schneider
Witness Name: Martha Schneider

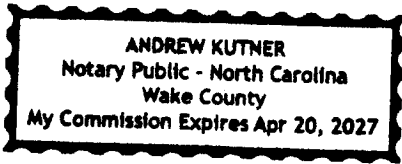
Vicki Fritsch

Vicki Fritsch, Personal Representative

State of Wake North Carolina
County of Wake

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15 day of March, 2023 by Vicki Fritsch, Personal Representative, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Andrew Kutner
Notary Public

Printed Name: ANDREW KUTNER

My Commission Expires: 04-20-2027

[Signature]
Witness Name: Anna L. Arena

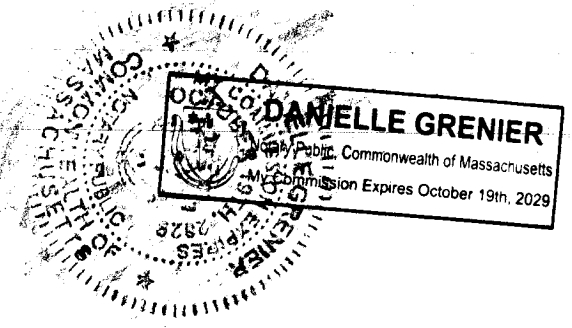
[Signature]
Julian Johnson

[Signature]
Witness Name: James Howard

State of MA
County of Essex County

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5th day of March, 2023 by Julian Johnson, who is personally known or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: Danielle Grenier

My Commission Expires: 10/19/29

Prepared by and return to:

Glenn B. Grevengoed, P.A.

3730 7th Terrace, Suite 202

Vero Beach, FL 32960

(772) 234-5600

Parcel ID No.: 3420-520-0635-000-6

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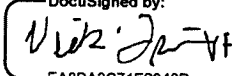
AFFIDAVIT OF HEIRSHIP

I, Vicki Fritsch, Affiant, upon oath, state:

1. I am of legal age, have personal knowledge of the facts contained herein and am competent to testify to the same if called as a witness. I am the sister of the deceased, Kirk Monroe Johnson.
2. Kirk Monroe Johnson, Decedent, was born on August 5, 1954, and died on November 18, 2022.
3. Kirk Monroe Johnson was unmarried at the time of his death.
4. Kirk Monroe Johnson had one child born to him, Julian Dean Johnson.
5. Kirk Monroe Johnson did not adopt any children.
6. Therefore, the only heir at law of Kirk Monroe Johnson is Julian Dean Johnson, his son.

FURTHER AFFIANT SAYETH NAUGHT

Under Penalty of Perjury I swear and affirm that the foregoing statements are true and correct.

DocuSigned by:

 EA8BA0C71E2340D

Dated: 3/16/2023

Vicki Fritsch

HEATHER WAY CONDOMINIUM ASSOCIATION, INC.

677 Royal Palm Boulevard

Vero Beach, Florida 32960

The undersigned, as duly elected officers of the

Heather Way Condominium Association, I hereby

Certify that Catherine Dailey, J.W. Vander Loor

has/have been approved as the Purchaser(s) or Tenant(s)

of UNIT # A-7 of Heather Way.

Lelan Marchman 3/14/23

~~President~~ Secretary Date

Delma Lockett

VP or Sec/Treasurer