



Prepared by
Belinda Santiso, an employee of
First American Title Insurance Company
3055 Cardinal Drive, Ste 105
Vero Beach, Florida 32963
(772)231-5560

Return to: Grantee

File No.: 15914-2773676

WARRANTY DEED

THIS INDENTURE, executed on **April 05, 2023**, between

William Francis Marshall, joined by his spouse, Wing Shan Sit and Irene Jane Marshall, a single woman, as tenants in common by reason of divorce

whose mailing address is: 34 The Hamlet, Pelham, NY 10803,
hereinafter called the "grantor", and

Jennifer Damon, a single woman

whose mailing address is: 12110 NW 48th Court, Vancouver, WA 98685,
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH: The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Indian River** County, **FL**, to-wit:

Lot 26, CASTAWAY COVE WAVE THREE, according to map or plat thereof as recorded in Plat Book 10, Pages 54 and 54A, of the Public Records of Indian River County, Florida.

Parcel Identification Number: **33-40-08-00005-0000-00026.0**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2022.

In **Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

[Signature]
William Francis Marshall

[Signature]
Wing Shan Sit

Signed, sealed and delivered in our presence:

[Signature]
Witness Signature

Print Name: David Evan

State of New York

County of New York

[Signature]
Witness Signature

Print Name: Joseph M. Spencey

The **Foregoing Instrument Was Acknowledged** before me by means of physical presence or online notarization, on April 4, 2023, by William Francis Marshall and Wing Shan Sit.

[Signature]
Notary Public

David Evan
(Printed Name)

DAVID J. EVAN
Notary Public, State of New York
No. 02EV5034963
Qualified in Westchester County
Commission Expires October 24, 2026
(Notarial Seal)

My Commission expires: 10/24/26

Personally Known OR Produced Identification
Type of Identification Produced a valid driver's license

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Irene Jane Marshall
Irene Jane Marshall

Signed, sealed and delivered in our presence:

Sean Updegrave
Witness Signature

Graham Wedekind
Witness Signature

Print Name: Sean Updegrave

Print Name: Graham Wedekind

State of Pennsylvania

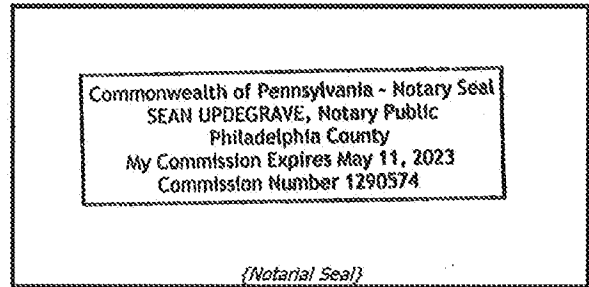
County of Philadelphia

The Foregoing Instrument Was Acknowledged before me by means of physical presence or online notarization, on 4/4/23, by Irene Jane Marshall.

Sean Updegrave
Notary Public

Sean Updegrave
(Printed Name)

My Commission expires: 5/11/23



Personally Known OR Produced Identification
Type of Identification Produced a valid driver's license

Castaway Cove Wave III Homeowners Association, Inc.

c/o A.R. Choice Management, Inc.

100 Vista Royale Blvd. Vero Beach, FL 32962

Phone (772) 492-6078 ~ Fax (772) 567-2551

Jeff@archoice.com ~ srupert@archoice.com

Certificate of Approval

This is to certify that Jennifer Damon and/or Assigns has/have been approved by the Castaway Cove Wave III Homeowners Association, Inc. as the Purchaser(s) of the following property in Indian River County, Florida Admirals Walk Way, Vero Beach, FL 32963.

The Board of Directors of Castaway Cove Wave III Homeowners Association, Inc. on behalf of the Association, does hereby waive any right of first refusal and consents to the conveyance of the property described herein to the Grantee named herein.

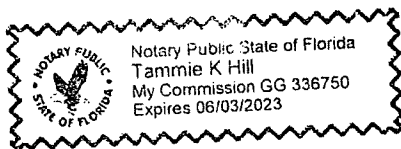
Dated this 23 day of March, 2023

Castaway Cove Wave III
Homeowners Association, Inc.

By: Jeff DeVore
Managing Agent

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 23rd day of March, 2023 by _____, who is personally known to me or has presented proof that he/she is Managing Agent of Castaway Cove Wave III Homeowners Association, Inc, a Florida not-for-profit corporation, pursuant to the authority duly vested in him/her, on behalf of said corporation.



Notary public, State of Florida

Tammie K. Hill