

**Prepared by and return to:**

Gregg M. Casalino  
Collins Brown Barkett, Chartered  
756 Beachland Boulevard  
Vero Beach, FL 32963  
(772) 231-4343  
File Number: 23-134.001

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 3<sup>rd</sup> day of May, 2023 between Jeanette W. Pagano, a widow whose post office address is 740 Timber Ridge Trail SW, Vero Beach, FL 32962, grantor, and John R. Maher and Skye W. Maher, Trustees of The Maher Family Revocable Trust of 2018, dated June 25, 2018 whose post office address is 740 Timber Ridge Trail SW, Vero Beach, FL 32962, 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 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:

**Apartment Unit No. 1, Building C-2 of TIMBER RIDGE VILLAGE I, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 705, Page 653, and all exhibits and amendments thereof, Public Records of Indian River County, Florida.**

**Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations, rights of way of record and limitations of record, if any.**

**Parcel Identification Number: 33-39-24-00012-0302-00001.0**

**The Grantee is specifically conferred the power and authority (1) either to protect, conserve and to sell, or to lease, or to encumber, or otherwise manage and dispose of the real property herein described; and (2) all of the powers and authority which could be granted or conferred under the authorization and powers permitted to be conferred and granted pursuant to Chapter 689.073, Florida Statutes.**

**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 12/31/2022.

**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:

[Signature]  
Witness

Printed Name: Gregg Casalino

Barbara A. Beatty

Witness  
Printed Name: Barbara A. Beatty

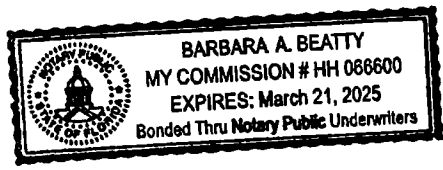
Jeanette W. Pagano  
Jeanette W. Pagano

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21<sup>st</sup> day of May, 2023 by Jeanette W. Pagano who  is personally known or  has produced a driver's license as identification.

[Seal]

Barbara A. Beatty  
Notary Public  
Print Name: Barbara A. Beatty  
My Commission Expires: 3/21/25



**TIMBER RIDGE VILLAGE I CONDOMINIUM  
ASSOCIATION, INC.**

**CERTIFICATE OF APPROVAL**

RE: Seller – Jeanette W. Pagano (Le)

Purchaser – John R. Maher and Skye W. Maher

Property – 740 Timber Ridge Trail SW

The Board of Directors of TIMBER RIDGE VILLAGE I CONDOMINIUM ASSOCIATION, INC., on behalf of the Association, consents to the purchase of the property described herein to the Purchaser named herein.

Dated this 25<sup>th</sup> day of April, 2023

TIMBER RIDGE VILLAGE I CONDOMINIUM  
ASSOCIATION, INC.

Print: MaryAnn Lamson  
Signature: MaryAnn Lamson  
Title: President

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER:

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of April 2023, by MaryAnn Lamson who is personally known to me, as President of Timber Ridge Village I Condominium Association, Inc., a Florida not-for-profit corporation, pursuant to the authority duly vested in him, on behalf of said corporation.

Challis L Russo  
Notary Public, State of Florida

Challis L Russo  
Print Name of Notary  
My Commission expires: 02/29/24  
Commission No. 00954145

(Notary Seal/Stamp)

