

Prepared by and return to:

This instrument prepared by: **Victoria Persaud**
Atlantic Coastal Land Title Company LLC
855 21st Street, Suite C
Vero Beach, FL 32960
(772) 569-4364
File No.: **2023-6780**

_____[Space Above This Line For Recording Data]_____

WARRANTY DEED

This Warranty Deed Made this 20th day of April, 2023 by **Laura Bagdy Libassi, a Single Woman**, hereinafter called the grantor, whose post office address is: **6 East Tildon PL, Hopewell Junction, NY 12533**

to: **Mark Cottom, an Unmarried Man and Dorothy Senevoravong, an Unmarried Woman** whose post office address is: **45 N. Main Street, Apt #2102, Phoenixville, PA 19460** hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in **Indian River County, Florida**, viz:

Apartment No. 101 of Condominium Apartment Building No. 51, of Vista Royale Phase 2, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 591, page 2435, of the Public Records of Indian River County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Parcel Identification Number: 33-40-19-000030510-00101/0

This property is not the homestead of the Grantor (s).

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, reservations, restrictions and easements of record, if any.

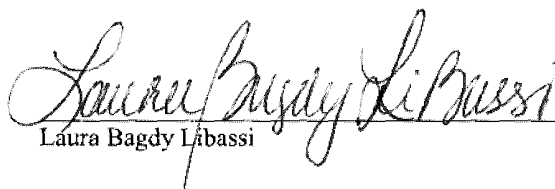
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

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:



Witness



Laura Bagdy Libassi

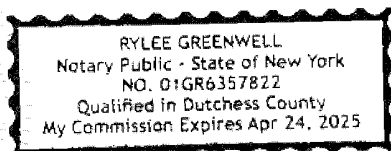



Witness

State of New York
County of Dutchess

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20 day of April, 2023 by Laura Bagdy Libassi who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]





Notary Public
Print Name: Rylee Greenwell
My Commission Expires: April 24, 2025



Certificate of Approval - Owner

This is to certify that Mark Cottom & Dorothy Senevoravong have been approved by the Vista Royale Association, Inc. as the purchasers of the following described property in Indian River County:

Apartment no. 101 of Vista Royale apartment building 51 a condominium, according to the Declaration of Condominium, dated 9/25/1979 and recorded 10/5/1979 in Official Records Book 591 Page 2435 of Public Records of Indian River County, Florida.

Such approval has been given pursuant to the provisions of section 15.2 of the Declaration of Condominium.

Vista Royale Association, Inc.

By: Kathleen Rock
Signature

Attest: Diane F. Zadoff
Signature

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 14th day of April, 2023 by Kathleen Rock & Diane F. Zadoff of Vista Royale Association, Inc., a not for profit corporation on behalf of the corporation. They are personally known to me.

Holly L. White
Notary Public, State of Florida
Commission #: GG 341268
Expires: 06/03/2023



HOLLY L. WHITE
Commission # GG 341268
Expires June 3, 2023
Bonded Thru Budget Notary Services