

Prepared by and return to:

**Lulich & Attorneys**  
1069 Main Street, 1069 Main Street  
Sebastian, FL 32958  
(772) 589-5500  
File Number: 23.112

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## Warranty Deed

**This Warranty Deed** made this 15<sup>th</sup> day of May, 2023 between Kim S. Timpson whose post office address is 840 Stony Lane, North Kingstown, RI 02852, grantor, and Robert Sanchez and Norma Sanchez, Husband and Wife whose post office address is 43 Fairy Ct., Athens, NY 12015, 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:

**Dwelling Unit No. C-302 of the Racquet Club of Vero Beach, Building C, a Condominium, according to The Declaration of Condominium recorded in O. R. Book 553, Page 943, and all exhibits and amendments thereof, Public Records of Indian River County, Florida.**  
**Together with the use of Parking Space No. C-302 according to said Declaration.**

**Parcel Identification Number: 32403200026000300302.0**

**Grantor(s) warrant that the subject property was not the homestead property of Edward M. Golden.**

**Grantor(s) warrant that the subject property does not constitute any part of their homestead property.**

**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:

Ann L Fenner  
Witness  
Printed Name: Ann L Fenner

Kim S. Timpson  
Kim S. Timpson

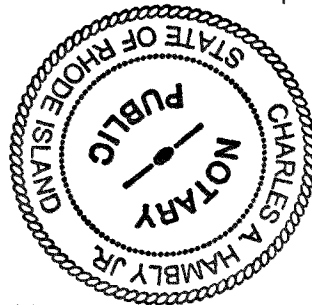
Dennis J Timpson  
Witness  
Printed Name: Dennis J Timpson

State of RHODE ISLAND  
County of WARREN

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 15th day of May, 2023 by Kim S. Timpson who  is personally known or  has produced a driver's license as identification.

[Seal]

Charles A Hambley Jr.  
Notary Public  
Print Name: CHARLES A HAMBLEY JR  
My Commission Expires: July 18, 2025



Racquet Club of Vero Beach  
Certificate of Approval

KNOW ALL MEN BY THESE PRESENTS, that THE RACQUET CLUB OF VERO BEACH CONDOMINIUM ASSOCIATION, INC., a Florida Corporation, hereby approves ownership of the following described property by:

Robert Sanchez Norma Sanchez

TO WIT: Dwelling Unit 302C The RACQUET CLUB OF VERO BEACH, BUILDING C, Condominium 302, a condominium in Vero Beach, Florida, according to the Declaration of Condominium recorded in O.R. Book 503, page 210, Public Records of Indian River County, Florida; together with the undivided interest in common elements declared in said Declaration of Condominium to be an appurtenance to the above described Dwelling Unit.

IN WITNESS WHEREOF, THE RACQUET CLUB OF VERO BEACH CONDOMINIUM ASSOCIATION, INC. has caused this certificate to be duly executed by its authorized officers this 14<sup>th</sup> day of February, 2023.

THE RACQUET CLUB OF VERO BEACH CONDOMINIUM ASSOCIATION, INC.

Attest: Kevin Schulke  
\_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments personally appeared Kevin Schulke that officer acknowledged executing the foregoing Certificate of Approval freely and voluntarily under authority vested in him/her by the corporation and that the seal affixed thereto is the true seal of said corporation.

WITNESS my hand and official seal this 14<sup>th</sup> day of February, 2023

Julie Barrett Gerber  
NOTARY PUBLIC

My commission expires :

