

Prepared by and return to:

Meredith A. Tessier
Riomar Title, LLC
83 Royal Palm Pointe
Vero Beach, FL 32960
(772) 999-5765
File No 23-3385

Parcel Identification No [REDACTED]

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 30th day of May, 2023 between Frank P. Collepari and Catherine Collepari, husband and wife, Individually and as Trustees of the Revocable Living Trust Agreement of Frank P. Collepari and Catherine Collepari dated May 26, 2022, whose post office address is 3475 Grace Ann Drive, Vineland, NJ 08360, of the County of Gloucester, State of New Jersey, Grantor, to Indley Johnson, a married man, whose post office address is [REDACTED], of the County of Indian River, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

[REDACTED]

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Susan B. Powell
WITNESS
PRINT NAME: Susan B. Powell

Kathleen B. Powell
WITNESS
PRINT NAME: Kathleen B. Powell

Revocable Living Trust Agreement of Frank P. Collepardi and Catherine Collepardi dated May 26, 2022

By: [Signature]
Frank P. Collepardi, Individually and as Trustee

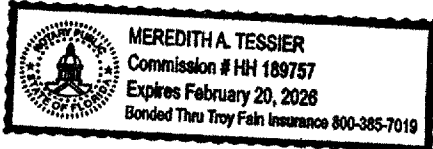
By: [Signature]
Catherine Collepardi, Individually and as Trustee

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 30 day of May, 2022 by Frank P. Collepardi, who signed with a stamp in the presence of these witnesses Susan B. Powell and Kathleen B. Powell and Catherine Collepardi, husband and wife, Individually and as Trustees of Revocable Living Trust Agreement of Frank P. Collepardi and Catherine Collepardi dated May 26, 2022. Frank P. Collepardi is a visually impaired and the undersigned read the foregoing instrument to him before he signed with his stamp.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification:
Type of Identification _____
Produced: [Signature]





c/o A.R. Choice Management, Inc.
100 Vista Royale, Vero Beach, FL 32962 ~ Phone (772) 492-6074 ~ Fax (772) 567-2551
Abe@ARChoice.com ~ Pam@ARChoice.com

Certificate of Approval

KNOW ALL MEN BY THESE PRESENT THAT [REDACTED], a Florida not-for-profit corporation (hereinafter referred to as the "Association"), does hereby confirm to the transfer and conveyance of the following described dwelling unit by:

Revocable Living Trust Agreement of Frank P. Colleparidi and Catherine Colleparidi dated May 26, 2022 to Indley Johnson

Dwelling Address: [REDACTED]

pursuant to the provisions of that certain Declaration of Covenants and Restrictions the Association, as recorded in Official Records of the Public Records of Indian River County. The Association does hereby confirm its approval of the said grantee(s) contingent upon the estoppel being paid in full at closing.

In consideration of the foregoing the said grantee(s), does hereby assume, and agree to be bound by and to perform the term and conditions of the above described Declaration of Covenants and the By-Laws and Regulations of the Association.

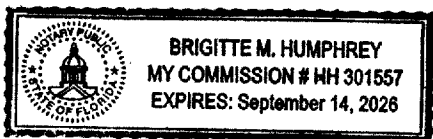
IN WITNESS THEREOF the parties hereto have set their respective hands and seals this **15th day of May, 2023**.

[REDACTED], a not-for-profit Florida Corporation

Signed: Abe Abramczyk
Abe Abramczyk, Community Association Manager
On Behalf of the Board of Directors

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this **15th day of May, 2023** by Abe Abramczyk, a Community Association Manager of A.R. Choice Management, Inc. the management company for [REDACTED], a Florida corporation, on behalf of the corporation, who **is personally known to me** or who has produced _____ as identification.



By: [Signature]
NOTARY PUBLIC
My Commission Expires: 9/14/26