



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.: 15914-2777805

WARRANTY DEED

THIS INDENTURE, executed on **June 06, 2023**, between

Equity Trust Company Custodian FBO Ronald G. Carothers IRA

whose mailing address is: 2065 N Porpoise Point Lane, Vero Beach, FL 32963,
hereinafter called the "grantor", and

Vladimir Levitsky and Antonina Levitsky, husband and wife

whose mailing address is: 43 North 8th Avenue, Manvill, NJ 08835,
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:

Unit 203 of CONDOMINIUM APARTMENT BUILDING NO. 97 OF VISTA ROYALE, PHASE 4, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 601, Page(s) 2602, of the Public Records of Indian River County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel Identification Number: **33-40-19-00005-0970-00203.0**

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

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.

Equity Trust Company Custodian FBO Ronald G. Carothers IRA

By: [Signature]

Name: MATTHEW COLLIER
Title: CORPORATE ALTERNATE SIGNER

Signed, sealed and delivered in our presence:

[Signature]
Witness Signature
Carlie Ely
Print Name

[Signature]
Witness Signature
Taylor Schnear
Print Name

State of Ohio
County of CUYAHOGA

The Foregoing Instrument Was Acknowledged before me by means of physical presence or online notarization, on June 05, 2023, by MATTHEW COLLIER, as CORPORATE ALTERNATE SIGNER, on behalf of **Equity Trust Company Custodian FBO Ronald G. Carothers IRA**, existing under the laws of the State of Ohio.

[Signature]
Notary Public
Kelsey Buhrman
(Printed Name)



KELSEY BUHRMAN
Notary Public
State of Ohio
My Comm. Expires
October 2, 2027

My Commission expires: October 2, 2027

{Notarial Seal}

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

RESOLUTION BY CORPORATION CONFERRING GENERAL SIGNING AUTHORITY ON OFFICERS and CORPORATE ALTERNATE SIGNERS

Resolved, that any one of the following named Officers and Corporate Alternate Signers:

(OFFICER)

Jeffrey Alan Desich Executive Vice Chairman Richard A. Desich Vice President
Mark A. Furmanek Chief Operating Officer Matthew T. Gardner Chief Financial Officer
Elizabeth A. Jerdonek Chief Legal Officer & Chief Administrative Officer George E. Sullivan Chief Executive Officer

(CORPORATE ALTERNATE SIGNER)

Jeffrey S. Brown Corporate Alternate Signer Lindsay Louise Buchholzer Corporate Alternate Signer
Matthew Collier Corporate Alternate Signer Brandi Marie Greene Corporate Alternate Signer
Jessica A. Hardon Corporate Alternate Signer Melissa M. Hernandez Corporate Alternate Signer
Leon Paul Hodkey Corporate Alternate Signer Mary Colleen Kilbane Corporate Alternate Signer
Lindsay A. Petro Corporate Alternate Signer Steven Gregory Roberson Corporate Alternate Signer
Heather Ann Smith Corporate Alternate Signer

Are/is hereby authorized and empowered to sell, purchase, borrow funds for debt financed real estate, assign, and transfer any and all bonds, certificates of deposit, stocks, mortgages, real property, satisfactions of mortgage, securities or other investments which may be registered in the name of this Corporation or which may now or hereafter be assigned to it, on behalf of the client or in its role as custodian/administrator. It is further Resolved that any and all such assignments of securities and investments registered in the name of or assigned to this Corporation, heretofore or hereafter made by the above-named Officer(s) or Corporate Alternate Signer(s), are hereby ratified and confirmed.

I hereby certify that the foregoing is a true and correct copy of a Resolution passed at a regular quarterly meeting of the Board of Directors, the governing body of Equity Trust Company, a duly authorized corporation. Said Resolution has not been amended or repealed, and it is presently in full force and effect.

Witness my signature this 3rd day of October, 2022

Ember Jerdonek
Official Signature of an Officer

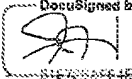
SIGNATURE GUARANTEED
EQUITY TRUST COMPANY

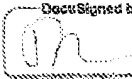
Chief Executive Officer
(048) X9010042
Signature Guarantee
SIGNATURE GUARANTEE ATTACHED

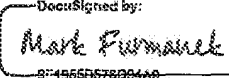
This document was prepared by Equity Trust Company

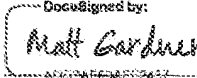
SIGNATURE GUARANTEE
RESOLUTION BY CORPORATION CONFERRING GENERAL SIGNING
AUTHORITY ON OFFICERS and CORPORATE ALTERNATE SIGNERS

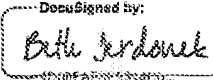
(OFFICER)

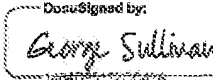
DocuSigned by:

Jeffrey Alan Desich, Executive Vice Chairman

DocuSigned by:

Richard A. Desich, Vice President

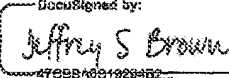
DocuSigned by:

Mark A. Furmanek, Chief Operating Officer

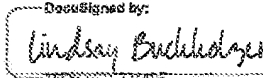
DocuSigned by:

Matthew T. Gardner, Chief Financial Officer

DocuSigned by:

Elizabeth A. Jerdonek, Chief Legal Officer &
Chief Administrative Officer

DocuSigned by:

George E. Sullivan, Chief Executive Officer

(CORPORATE ALTERNATE SIGNER)

DocuSigned by:

Jeffrey S. Brown, Corporate Alternate Signer

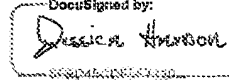
DocuSigned by:

Lindsay Louise Buchholzer, Corporate Alternate Signer

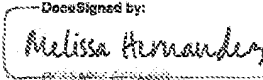
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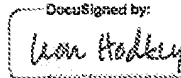
Matthew Collier, Corporate Alternate Signer

DocuSigned by:

Brandi Marie Green, Corporate Alternate Signer

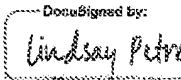
DocuSigned by:

Jessica A. Hardon, Corporate Alternate Signer

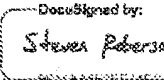
DocuSigned by:

Melissa M. Hernandez, Corporate Alternate Signer

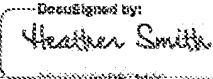
DocuSigned by:

Leon Paul Hodkey, Corporate Alternate Signer

DocuSigned by:

Mary Colleen Kilbane, Corporate Alternate Signer

DocuSigned by:

Lindsay A. Petro, Alternate Signer

DocuSigned by:

Steven Gregory Roberson, Corporate Alternate Signer


DocuSigned by:

Heather Ann Smith, Alternate Signer

SUBSCRIBED TO before me this 3rd day of October, 2022



(SEAL)

LEXIE M CALDWELL
Notary Public, State of Ohio
My Commission Expires
October 09, 2024



Notary Public
My Commission Expires: October 9, 2024



Certificate of Approval - Owner

This is to certify that Vladimir & Antonina Levitsky have been approved by the Vista Royale Association, Inc. as the purchaser of the following described property in Indian River County:

Apartment no. 203 of Vista Royale apartment building 97 a condominium, according to the Declaration of Condominium, dated 4/29/1980 and recorded 5/2/1980 in Official Records Book 601 Page 2602 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: Diane F. Zadnoff
Signature

Attest: Mary Ann Yankovich
Signature

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 23rd day of May, 2023 by Diane F. Zadnoff & Mary Ann Yankovich of Vista Royale Association, Inc., a not for profit corporation on behalf of the corporation. They are personally known to me.

Holly L. White
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