

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.: 2023-6828

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WARRANTY DEED

This Warranty Deed Made this 15th day of June, 2023 by Stephen G. Singer, and Filena A. Singer, Individually, Husband and Wife, and Trustees of the Stephen G. Singer and Filena A. Singer Revocable Living Trust, dated March 3rd, 2015, hereinafter called the grantor, whose post office address is: 45 Woodland Drive #102, Vero Beach, FL 32962.

to: Linda Esposito, whose post office address is: 88 Crooked Tree Lane #205, Vero Beach, FL 32962 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 Number 103, of Condominium Apartment Building No. 77 of Vista Royale, Phase 3, according to the Declaration of Condominium thereof recorded in Official Records Book 572, page 1697, Public Records of Indian River County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Parcel Identification Number: 33401900004077000103.0

This property is not the homestead of the Grantor (s). The property address for the Sellers is 45 Woodland Drive #102, Vero Beach, FL 32962.

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:

Victoria Ann Persaud
 Witness Sign: Victoria Ann Persaud
 Witness Print: Victoria Ann Persaud

Stephen G. Singer and Filena A. Singer of the
 Stephen G. Singer and Filena A. Singer,
 Revocable Living Trust, dated March 3rd, 2015.

By: Stephen G. Singer
 Stephen G. Singer, Individually and as Trustee

Jason A. Beel
 Witness Sign: Jason A. Beel
 Witness Print: Jason A. Beel

By: Filena A. Singer
 Filena A. Singer, Trustee, 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 15th day of June, 2023 by Stephen G. Singer, Individually and as Trustee and Filena A. Singer, Individually and as Trustee of the Stephen G. Singer and Filena A. Singer of the Stephen G. Singer and Filena A. Singer, Revocable Living Trust dated March 3rd, 2015, who ☐ are personally known or ☒ have produced drivers' licenses as identification.

[Seal]

Victoria Ann Persaud
 Notary Public
 Print Name: Victoria Persaud
 My Commission Expires: _____



VICTORIA ANN PERSAUD
 Commission # HH 019807
 Expires August 16, 2024
 Bonded Thru Budget Notary Services



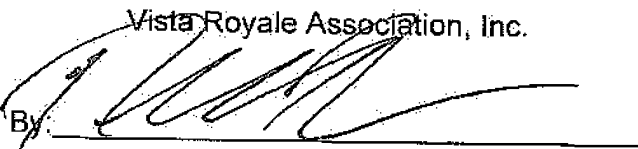
Certificate of Approval - Owner

This is to certify that Linda L. Esposito has been approved by the Vista Royale Association, Inc. as the purchaser of the following described property in Indian River County:

Apartment no. 103 of Vista Royale apartment building 77 a condominium, according to the Declaration of Condominium, dated 6/18/1979 and recorded 6/19/1979 in Official Records Book 586 Page 2142 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: 
Signature

Attest: Michael Mastanka June 7, 2023
Signature

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 7th day of June, 2023 by Richard Reinsman & Michael Mastanka 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 #: HH 400772
Expires: 06/03/2027



HOLLY L. WHITE
Commission # HH 400772
Expires June 3, 2027