

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.: 2023-6788

[Space Above This Line For Recording Data]

## WARRANTY DEED

This Warranty Deed Made this 7<sup>th</sup> day of June, 2023 by Bent Pine Golf Club, Inc., a Florida Corporation hereinafter called the grantor, whose post office address is: 5940 Clubhouse Drive, Vero Beach, FL 32967.

to: Mark D. Wieleba and Kimberlee Ann Marciel-Wieleba, Husband and Wife, whose post office address is: 1100 Pegasus PL, Vero Beach, FL 32963, 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:

**Lot 13, LESS and EXCEPT the South 1/2 thereof, and the South 1/2 of Lot 12, Unit 2, BENT PINES UNITS 1 AND 2, according to the plat thereof, as recorded in Plat Book 10, Pages 41 through 41B, Public Records of Indian River County, Florida.**

**Parcel Identification Number: 32390900002021000000.1**

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 , 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)

Signed, Sealed and Delivered in Our Presence:

Kristy Blant  
Witness

Bent Pine Golf Club, Inc.

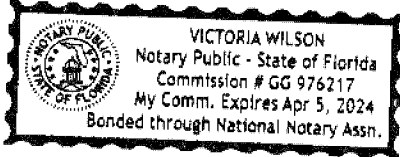
By: Judith Drexel  
Judith Drexel, Vice President

Stephany  
Witness

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 7<sup>th</sup> day of June, 2023 by Judith Drexel, Vice President of Bent Pine Golf Club, Inc. who  is personally known or  has produced a driver's license as identification.

[Seal]



Victoria Wilson  
Notary Public  
Print Name: Victoria Wilson  
My Commission Expires: 04/05/2024

# BENT PINE CERTIFICATE OF APPROVAL FOR PROPERTY TRANSFER

Be it hereby known, that the Bent Pine Community Association, Inc., a corporation not-for-profit under the laws of the State of Florida, having responsibility for approval of purchasers of lots and improvements in Bent Pine Units 1, 2, 3, and 4 and Bent Pine Villas Condominiums Units 1 and 2, according to the plat thereof, as recorded in Plat Book 10, pages 41, 41-A and 41-B and Plat Book 619, page 132 thru page 231, of the public Records of Indian river County, Florida pursuant to the provisions of Declaration of Covenants, Conditions and Restrictions as recorded in Official Record book 593, page 663, Public Records of Indian River County, Florida, as amended. does hereby approve the proposed sale of:

**5940 Clubhouse Drive**, Lot 13, LESS and EXCEPT the South 1/2 thereof, and the South 1/2 of of Lot 12, Unit 2, BENT PINES UNITS 1 AND 2, according to the plat thereof, as recorded in Plat Book 10, Pages 41 through 41B, Public Records of Indian River County, Florida.

The Bent Pine Community association from the present title holder: **Bent Pine Golf Club Inc.** to the proposed purchaser: **Mark D. Wieleba & Kimberlee A. Wieleba.**

IN WITNESS WHEREOF, THE BENT PINE COMMUNITY ASSOCIATION, INC. has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed by its proper officer hereunto duly authorized, this 16 day of June, 2023.

**BENT PINE COMMUNITY ASSOCIATION, INC.**

BY: [Signature]

Board of Director

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this date, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, J. Robert Tench personally appeared well known to me to be the Director of the corporation named in the foregoing instrument, and that he acknowledged executing the same freely and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the State County aforesaid this 16 day of June, 2023.



Rosanne Fabricatore  
Notary Public  
State of Florida  
Comm# HM142379  
Expires 6/14/2025

Rosanne Fabricatore

Notary Public, State of Florida

at Large. My commission expires:

June 14, 2025