

Prepared by and return to:

**Kevin M. Barry**

Member

Rossway Swan Tierney Barry & Oliver, P.L.

2101 Indian River Blvd., Suite 200

Vero Beach, FL 32960

772-231-4440

File Number: 2285-016

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made effective this 5th day of July, 2023, between 213 Spinnaker, LLC, a Florida limited liability company, with a post office address of P.O. Box 2380, Vero Beach, FL 32961, Grantor, and Dawn M. Howarth, a married woman, whose post office address is 640 Reef Road, Vero Beach, FL 32963, 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 (\$10.00) Dollars and other valuable considerations, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto Grantee, all that certain land situate in **Indian River County, Florida**, to-wit:

**Lot 113, The Moorings Unit Five "The Anchor", according to the map or plat thereof as recorded in Plat Book 9, Page 98, Public Records of Indian River County, Florida.**

**Parcel Identification Number: 33-40-21-00008-0000-00113/0**

Subject to the following:

1. Taxes subsequent to December 31, 2022; and
2. Covenants, conditions, restrictions, easements, and limitations of record, without thereby reimposing the same, and all applicable zoning ordinances.

**And** the Grantor, subject to the foregoing, hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

**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 Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor, subject to the foregoing, hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever; and that the Property is free of all encumbrances.

[Signature Page Follows]

**In Witness Whereof**, Grantor has hereunto set Grantor's hand and seal on the dates below written.


Signed, sealed and delivered in our presence:

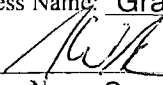
"Grantor"

213 Spinnaker, LLC, a Florida limited liability company



Witness Name: Graham Saunders

By:   
Cynthia J. Putnam, Manager



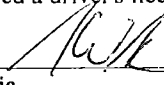
Witness Name: George W. Poletes

State of Texas

County of Dallas

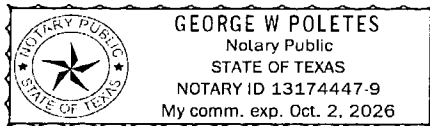
The foregoing instrument was acknowledged before me by means of [ ] physical presence or [X] online notarization, this 1st day of July 2023 by Cynthia J. Putnam, as Manager of 213 Spinnaker, LLC, a Florida limited liability company, on behalf of said company, who [ ] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

  
\_\_\_\_\_  
Notary Public

Printed Name: George W. Poletes

My Commission Expires: 10/2/2026



This notarial act was an online notarization

ANCHOR

**CERTIFICATE OF APPROVAL TO PURCHASE**

In Reference To:

Residence at **213 Spinnaker Dr**, in The Anchor at The Moorings, according to the Declaration of Condominium thereof, in Official Records Book of the Public Records of Indian River County, Florida.

At the request of the owner of record of residence, the undersigned officer of the The Anchor at The Moorings, operating the above described residence, hereby certifies:

**Dawn M. Howarth**

As Purchaser (s), has (have) been duly approved by the undersigned Association, pursuant to the provisions of the above described Declaration of Condominium, with the following contingencies:

Dated this 15<sup>th</sup> day of JUNE, 2023.

Anchor Property Owners Association

BY: William B Chambers  
PRESIDENT

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 15<sup>th</sup> day of June, 2023, by William B Chambers, the President for The Anchor Property Owners Association, who is personally known to me or who has produced \_\_\_\_\_ as identification.

Julie Barrett Gerber  
Notary Public  
Printed: Julie Barrett Gerber  
My Commission Expires: 9/28/26

[Notary Seal]

