

**COURTHOUSE BOX 49**

ec Fee: \$27.00

Doc Stamps: \$2,275.00

Prepared by:

Patricia A. Horn

Oceanside Title & Escrow

3501 Ocean Drive

Vero Beach, Florida 32963

File Number: H2306023OR

**General Warranty Deed**

Made this July 14, 2023 A.D. By **Mark W. Tillman, Individually and as Personal Representative of the Estate of Thomas M. Tillman**, whose address is: 14192 Roosevelt Hwy, Waterport, New York 14571, hereinafter called the grantor, to **Pablo N. Penalva and Lorena V. Penalva, husband and wife**, whose post office address is: 2076 N. Porpoise Point Lane, Vero Beach, Florida 32963, hereinafter called the grantee:

(Whenever used herein the term "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)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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 situate in Indian River County, Florida, viz:

Lots 91 and 92, PROVENCE BAY, a subdivision according to the plat thereof recorded in Plat Book 22, Pages 55 through 58, inclusive, of the Public Records of Indian River County, Florida.

Parcel ID Number: 33-40-07-00005-0000-00091.0

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor( nor any members of the household of Grantor reside thereon.

**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 December 31, 2022.

Prepared by:  
 Patricia A. Horn  
 Oceanside Title & Escrow  
 3501 Ocean Drive  
 Vero Beach, Florida 32963

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**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

*Raymond A. Carnick*  
 Witness Printed Name: RAYMOND A. CARNICK

*Mark W. Tillman*  
 Mark W. Tillman  
 Address: 14192 Roosevelt Hwy, Waterport, New York 14571

*Raymond A. Carnick*  
 Witness Printed Name: RAYMOND A. CARNICK

*Mark W. Tillman*  
 Mark W. Tillman, as Personal Representative of the Estate of  
 Thomas M. Tillman  
 Address: 14192 Roosevelt Hwy, Waterport, New York 14571

*Adrian M. Collier*  
 Witness Printed Name: Adrian M. Collier

State of New York

County of Monroe

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_\_\_ online notarization, this 13<sup>th</sup> day of July, 2023, by Mark W. Tillman, Individually and as Personal Representative of the Estate of Thomas M. Tillman, who is personally known to me or who has produced NYS License as identification.

*Adrian M. Collier*  
 Notary Public  
 Print Name: Adrian M. Collier  
 My Commission Expires: 04/19/2025  
 (Notary Seal)

ADRIAN M. COLLIER  
 Notary Public - State of New York  
 No. 01WR6415982  
 Qualified in Monroe County  
 My Commission Expires 04/19/2025

# Provence Bay

## Homeowners Association, Inc.

### CERTIFICATE OF SALE APPROVAL

This is to certify that Pablo N. & Lorena V. Penalva have been approved by Provence Bay Homeowners Association, Inc. as the owners of the following described property in Indian River County, Florida.

Lot No. 091, the physical address being: 1134 Normandie Way, Vero Beach, FL 32960, according to the Declaration of Covenants, Conditions, and Restrictions for Provence Bay thereof, recorded in Official Records Book 2120 PG 619 Public Records of Indian River County, Florida, and any amendments thereto.

Such approval has been given pursuant to the provisions of the Declaration of Covenants, Conditions, and Restrictions for Provence Bay of such homeowners association.

Dated this 26 day of June, 2023

Provence Bay Homeowners Association, Inc.

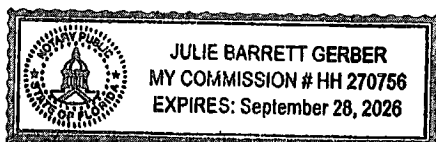
By: \_\_\_\_\_

Mike Gallagher, Community Association Manager  
On behalf of the Provence Bay BOD

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER COUNTY

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26<sup>th</sup> day of June, 2023, by Michael Gallagher, the President for Provence Bay Homeowners Association, who is personally known to me or who has produced \_\_\_\_\_ as identification.

[Notary Seal]



Notary Public

Printed: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Julie Barrett Gerber  
9/28/26