

COURTHOUSE BOX 49

Rec Fee \$27 00
Doc Stamps \$1 288 00

Prepared by
Donald B Womersley
Oceanside Title & Escrow
3501 Ocean Drive
Vero Beach, Florida 32963

File Number W2306037AN

General Warranty Deed

Made this August 1, 2023 A D By **Donald B Koth and Marilyn A Koth, husband and wife**, whose address is 4112 W 16th Sq, Vero Beach, Florida 32967, hereinafter called the grantor, to **Michael Yacyk, Jr and Andrea Denise Yacyk, husband and wife**, whose post office address is 2333 Indian River Blvd #402, Vero Beach FL 32960, 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

Unit No 402, RIVERVIEW CONDOMINIUM, a Cocnominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 600, Page 2674, together with any amendments thereto, Public Records of Indian River County, Florida

Parcel ID Number **33-39-01-00062-0001-00402/0**

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

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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

Ceryl A Burge
Witness Printed Name Ceryl A Burge

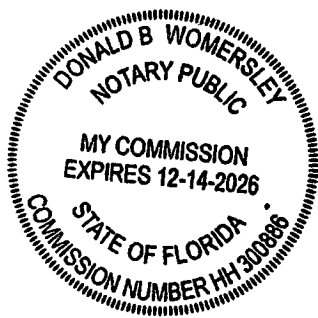
Donald B. Koth
Donald B Koth
Address 4112 W 16th Sq, Vero Beach, Florida 32967

Donald B Womersley
Witness Printed Name DONALD B WOMERSLEY

Marilyn A Koth
Marilyn A Koth
Address 4112 W 16th Sq, Vero Beach, Florida 32967

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this 31st day of July, 2023, by Donald B Koth and Marilyn A Koth, husband and wife, who are personally known to me or who has produced FL DLS as identification



Donald B Womersley
Notary Public
Print Name DONALD B. WOMERSLEY
My Commission Expires 12-14-2026
(Notary Seal)

CERTIFICATE OF APPROVAL

KNOW ALL BY THESE PRESENTS, that, The Riverview Condominium, Inc., a Florida corporation, hereby approves the ownership of the following described property by

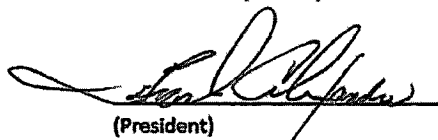
Michael Yacvk, Jr
(Applicant)

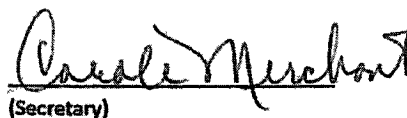
Andrea Yacvk
(Applicant)

to-wit:

Unit 402 of RIVERVIEW CONDOMINIUM, according to the Declaration of Condominium recorded in Official Records Book 600, Page 2674 of the Public Records of Indian River County, Florida, including all common elements and limited common elements appurtenant to said unit, 402 according to the terms of the Declaration of Condominium, TOGETHER with the exclusive use of parking space No 41 Subject, however, to all of the provisions of the Declaration of Condominium, and grantee assumes and agrees to observe and to perform all the obligations under the Declaration, including but not limited to the payment of assessments for the maintenance and operation of the unit and condominium

IN WITNESS WHEREOF, Riverview Condominium Association of Vero Beach has caused this Certificate to be executed by its duly authorized officers this 15 day of July 2023


(President)


(Secretary)

(Corporate seal)

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

Before me personally appeared Frank Alexander and Carole Merchant to me well known to be the individuals described by presenting Florida drivers licenses, and who executed the foregoing instrument as such President and Secretary respectively of said association, and that the seal affixed to the foregoing instrument is the corporate seal of said association and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said association

WITNESS my hand and official seal this 15 day of JULY 2023