

Prepared by and return to:

Toni Gatlin-Daddis
Premier Title Partners of Florida, LLC
3885 20th Street, Suite 202, Vero Beach, FL 32960
(772) 206-4601
File No PREMVM23-266S

Parcel Identification No 33-39-01-00056-0030-00010.8

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 19th day of September, 2023 between **Kevin R. Weant, a married man**, whose post office address is **2916 Ellington Court, McKinney, TX 75072**, of the County of Collin, State of Texas, Grantor, to **Nikki Barroso, a single woman**, whose post office address is **1944 Robalo Drive, Vero Beach, FL 32960**, of the County of Indian River, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Indian River, Florida, to-wit:

Apartment No. J-8, Oak Park Terrace Unit III, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Record Book 499, Page 576; and any amendments thereof; together with an undivided interest in the common elements declared in said Declaration of Condominium to be an appurtenance to the above described unit; said instruments being recorded and said land situate, lying and being in Indian River County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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:

Donna Brinkley Palms
WITNESS

Kevin R. Weant
Kevin R. Weant

Donna Brinkley Palms
Printed Name of First Witness

Mark W Powers
WITNESS

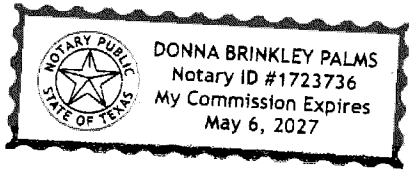
Mark W Powers
Printed Name of Second Witness

STATE OF TEXAS
COUNTY OF collin

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 19 day of September, 2023, by Kevin R. Weant.

Donna Brinkley Palms
Signature of Notary Public Donna Brinkley Palms
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: ✓
Type of Identification
Produced: US Passport





OAK PARK TERRACE CONDOMINIUM ASSOCIATION

C/o A.R. Choice Management, Inc.
100 Vista Royale Blvd., Vero Beach, FL 32962
Phone: 772-567-0808 Fax: 772-567-2551
Richard@ARChoice.com ~ Haley@ARChoice.com

Certificate of Approval

Seller/Grantor- Kevin Weant

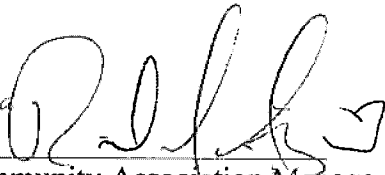
Buyer/Grantee – Nikki Barroso

Property – 400 18th Street. Unit J-8

The Board of Directors of Oak Park Terrace Condominium Association, Inc. on behalf of the Association does hereby waive any right of first refusal and consents to the conveyance of the property described herein to the Grantee named herein.

Dated this 7th Day of September, 2023

Oak Park Terrace
Condominium Association, Inc.

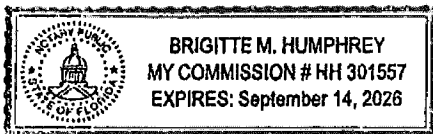
By Richard Arjona 
Richard Arjona, Community Association Manager

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 7th day of September, 2023
by Richard Arjona

Oak Park Terrace Condominium Association, Inc., a Florida not-for-profit corporation, pursuant to the authority duly vested in her, on behalf of said Corporation.

Notary public, State of Florida



My Commission expires: 9/14/26

Personally Known OR Produced Identification
Type of Identification Produced