

Prepared by and return to:
Supreme Title Solutions, LLC
2905 Ocean Drive
Vero Beach, FL 32963
File No 23-09-2673

Parcel Identification No 32-39-13-00005-0610-00105/0

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WARRANTY DEED

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

This indenture made the 28th day of September, 2023 between Karen Joy Bargman n/k/a Karen Joy Sowden, Individually and as Trustee of The Karen Joy Sowden Revocable Trust dated May 24, 2022, whose post office address is 1208 East River Drive, Unit 202, Melbourne, FL 32901, of the County of Brevard, State of Florida, Grantor, to Leslie Collinson, an unmarried woman, whose post office address is 3232 Pignatelli Crescent, Mount Pleasant, SC 29466, of the County of Charleston, State of South Carolina, 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 County, Florida, to-wit:

Unit 105 of Harbor Front Phase I, Harbor Village at Grand Harbor, A Phased Condominium, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 966, Page(s) 2608, of the Public Records of Indian River County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Together with exclusive use of Parking Space No. 105.

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

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness 1 (SIGN)

The Karen Joy Sowden Revocable Trust dated May 24, 2022

By: [Signature]
Karen Joy Bargman n/k/a Karen Joy Sowden, Individually and as Trustee

[Signature]
Witness 1 (PRINT)

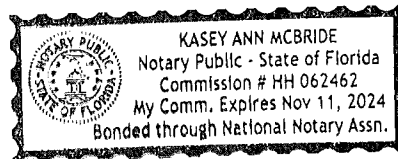
[Signature]
Notary Witness 2 (SIGN)

[Signature]
Notary Witness 2 (PRINT)

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 21 day of September, 2023, by Karen Joy Bargman n/k/a Karen Joy Sowden, Trustee of The Karen Joy Sowden Revocable Trust dated May 24, 2022.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification:

Type of Identification

Produced: [Signature]

Harbor Village Condominium Association, Inc.
c/o A.R. Choice Management, Inc.
100 Vista Royale Blvd., Vero Beach, FL 32962
Phone (772) 567-0808 or Fax (772) 567-2551
Info@archoice.com ~ portal.archoice.com

CERTIFICATE OF APPROVAL

This is to certify that **Leslie Collinson** has been approved by the Board of Directors at **Harbor Village Condominium Association, Inc.** as the Purchasers of the following described property in Indian River County, Florida.

Harbor Village at Grand Harbor Condo, the physical address being: **Unit # 105 – 5520 N. Harbor Village Drive, Vero Beach, Florida**

Such approval has been given pursuant to the provisions of the Declaration of Covenants of such association.

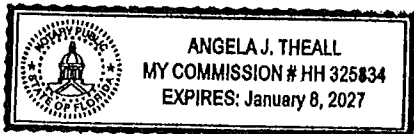
Dated this 8th day of September, 2023.

Harbor Village Condominium Association, Inc.

By Melissa Mallory
Melissa Mallory, Community Association Manager
On Behalf of the Board of Directors for
Harbor Village Condominium Association, Inc.

**STATE OF FLORIDA
COUNTY OF INDIAN RIVER**

The foregoing instrument was acknowledged before me this the 8th day of September, 2023, by Melissa Mallory, on behalf of the association, who is personally known to me.



Angela J. Theall
Notary Public, State of Florida at Large
My Commission expires: 1/8/27

Prepared by and Return to:

Kasey A. McBride
Supreme Title Solutions, LLC
2905 Ocean Dr.
Vero Beach, FL 329603
Incidental to the issuance of a title insurance policy
File No: 23-09-2673
Parcel ID#: 32-39-13-00005-0610-00105/0



DATE CORRECTION AFFIDAVIT

THIS IS AN AFFIDAVIT MADE UNDER OATH. THE MAKING OF A FALSE STATEMENT WILL SUBJECT THE AFFIANT TO SEVERE CRIMINAL PENALTIES.

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared **Karen J. Knockel, a/k/a Karen Joy Sowden** (hereinafter referred to as the "Affiant(s)"), who depose and say under penalties of perjury that:

1. This Affiant(s) is made with regard to that certain real property located in Indian River County, Florida (hereinafter referred to as the "Property") as more particularly described as follows:
Unit 105 of Harbor Front Phase I, Harbor Village at Grand Harbor, A Phased Condominium, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 966, Page(s) 2608, of the Public Records of Indian River County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Together with exclusive use of Parking Space No. 105.
more commonly referred to as 5520 North Harbor Village # 105, Vero Beach, FL 32967

2. Affiant(s) is/are the fee simple owners of the Property described above.
3. Affiant(s) hereby affirms that the Property conveyed into the trust of Karen Joy Sowden Revocable Trust, by the Affiant, on May 24, 2022 as acknowledged by Affiant and the Notary, via Warranty Deed recorded in Official Records Book: 3551, Page: 1169, of the Public Records of Inidan River County, Florida, on June 27, 2022. The year of 2020 on the face of said Warranty Deed was typed in error.
4. This Affidavit is made to induce Chicago Title Insurance Company (the "Title Insurer") to insure title to the Property. Affiant(s) agree to indemnify the Title Insurer and hold it harmless from any loss or damage resulting from its reliance on the matters set forth in this Affidavit.

FURTHER Affiants say naught.



Karen J. Knockel, a/k/a Karen Joy Sowden

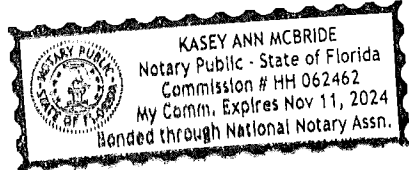
STATE OF FLORIDA)
COUNTY OF INDIAN RIVER)

Sworn to (or affirmed) and subscribed before me by means of () physical presence or () online notarization this 21 day of September, 2023, by **Karen J. Knockel, a/k/a Karen Joy Sowden.**

Kasey Ann McBride

Signature of Notary Public

Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: _____
Type of Identification Produced: FD _____