

Prepared by and return to:

Kristy A. Mount
Kristy A. Mount, P.A.
1702 S. Washington Avenue
Titusville, FL 32780
(321) 267-5504
File Number: 24-101
Parcel Number: 32-39-16-00002-0000-00005.0

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Warranty Deed

This Warranty Deed made this 23rd day of January, 2024 between Stephen Griffiths and Julie Ann Griffiths, Husband and Wife whose post office address is 1593 Majestic Oak Drive, Apopka, FL 32712, grantor, and Anthony Graham Foster and Karrol-Jo Lee Foster, Husband and Wife whose post office address is 110 Prestwick Circle, Vero Beach, FL 32967, 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 DOLLARS (\$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 5 of BENT PINE VILLAS CONDOMINIUM, UNIT 1, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 619, Page 132, and all exhibits and amendments thereof, Public Records of Indian River County, Florida.

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, 2023.

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:

Denise M. Sellers
Witness

Printed Name: Denise M. Sellers
P.O. Address: 1702 S. Washington Avenue
Titusville, FL 32780

Stephen Griffiths
Stephen Griffiths

Kristy A. Mount
Witness

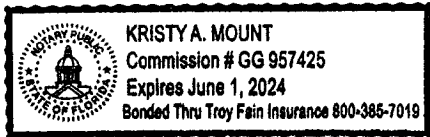
Printed Name: Kristy A. Mount
P.O. Address: 1702 S. Washington Avenue
Titusville, FL 32780

Julie Ann Griffiths
Julie Ann Griffiths

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of January, 2024 by Stephen Griffiths and Julie Ann Griffiths who are personally known or have produced drivers' licenses as identification.

[Seal]



Kristy A. Mount
Notary Public
Print Name: Kristy A. Mount
My Commission Expires: 06/01/2024

BENT PINE CONDOMINIUM ASSOCIATION, INC.

CERTIFICATE OF APPROVAL TO PURCHASE

In Reference to:

Condominium Unit Address: 110 Prestwick Circle , Vero Beach, FL 32967

In the Bent Pine Condominium Association, Inc. According to the Declaration of Condominium thereof, as recorded in Official Records, UNIT NO. 5 BENT PINE VILLAS CONDOMINIUM, UNIT 1 AS PER THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN ORB 619, PAGE 132, TOGETHER WITH ANY AMENDMENT THERETO, of the Public records of Indian River County, Florida.

At the request of the owner(s) of record of said unit, the undersigned officer(s) of Bent Pine Condominium Association, Inc. operating the above described condominium, hereby certifies:

That: Anthony Graham Foster and Karrol Jo Lee Foster as Purchaser, has been duly approved by the undersigned Association, pursuant to the provisions of the above described Declaration of Condominium, with the following contingencies:

Dated this 12th day of January, 2024.

BENT PINE CONDOMINIUM ASSOCIATION, INC.

By: Karen Schmieder
Director

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this day before me, an officer or director duly authorized in the State and County aforesaid to take acknowledgements personally appeared Karen Schmieder, Director and Officer, acknowledged executing the foregoing Certificate of Approval freely and voluntarily under authority vested in him/her by the corporation and that the seal affixed thereto is the true seal of said corporation.

WITNESS my hand and official seal this 12th day of January, 2024.



ERIN BRYANT
Commission # HH 252168
Expires May 23, 2026

[Signature]
NOTARY PUBLIC,
State of Florida at Large

My Commission Expires: 5/23/26

BENT PINE CERTIFICATE OF APPROVAL FOR PROPERTY TRANSFER

Be it hereby known, that the Bent Pine Community Association, Inc., a corporation not-for-profit under the laws of the State of Florida, having responsibility for approval of purchasers of lots and improvements in Bent Pine Units 1, 2, 3, and 4 and Bent Pine Villas Condominiums Units 1 and 2, according to the plat thereof, as recorded in Plat Book 10, pages 41, 41-A and 41-B and Plat Book 619, page 132 thru page 231, of the public Records of Indian river County, Florida, pursuant to the provisions of Declaration of Covenants, Conditions and Restrictions as recorded in Official Record book 593, page 663, Public Records of Indian River County, Florida, as amended, does hereby approve the proposed sale of:

110 Prestwick Circle, Vero Beach, FL, 32963, of the Bent Pine Community association from the present title holder: Stephen Griffiths and Julie A. Griffiths to the proposed purchaser: Anthony Graham Foster and Karrol Jo Lee Foster.

IN WITNESS WHEREOF, THE BENT PINE COMMUNITY ASSOCIATION, INC. has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed by its proper officer hereunto duly authorized, this 12 day of JAN., 2024.

BENT PINE COMMUNITY ASSOCIATION, INC.

BY: [Signature]

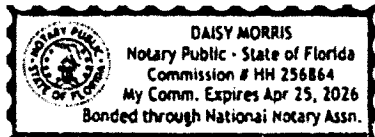
Board of Director

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this date, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, J. Robert Tench personally appeared well known to me to be the President of the corporation named in the foregoing instrument, and that he acknowledged executing the same freely and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the State County aforesaid this 12 day of January, 2024.



[Signature: Daisy Morris]

Notary Public, State of Florida

at Large. My commission expires:

4/25/26