

Prepared By:

Investors Title-Florida
3096 Cardinal Drive, Suite 2A
Vero Beach, FL 32963

Return To:

Investors Title Insurance Company
Attn: Michele Shough
3096 Cardinal Drive
Vero Beach, FL 32963

Order No.: 202410000ITF2

Property Appraiser's Parcel I.D. (folio) Number:
32392600018000000063.0

WARRANTY DEED

THIS WARRANTY DEED dated January 24th, 2024, by The Boulevard Village, Inc., a Florida corporation, existing under the laws of Florida, and having its principal place of business at 4370 Doubles Alley Drive, Unit 104, Vero Beach, Florida 32967 (the "Grantor"), to Lara B. Robinson and Mark E. Robinson and Justin Robinson, as Joint Tenants with rights of survivorship, whose post office address is 1650 Baseline Lane, Vero Beach, Florida, 32967 (the "Grantee").

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of Three Hundred Fifteen Thousand And No/100 Dollars (\$315,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Indian River, State of Florida, viz:

Lot 63, BOULEVARD VILLAGE AND TENNIS CLUB, according to the plat thereof as recorded in Plat Book 21, Pages 58 through 63, of the Public Records of Indian River County, Florida.

Said property is not the homestead of the grantor under the laws and constitution of the State of Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

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: 12/31/2023.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Michele L. Shough
Witness Signature

Michele L. Shough
Printed Name of First Witness

ADDRESS OF WITNESS:
3096 Cardinal Dr. S 2B
Vero Beach, FL 32964

Treasa Odom
Witness Signature

Treasa Odom
Printed Name of Second Witness

ADDRESS OF WITNESS:
3096 Cardinal Dr. S 2B
Vero Beach, FL 32963

The Boulevard Village, Inc., a Florida corporation

BY: [Signature]
Susan M. Rodman
President

Grantor Address:
4370 Doubles Alley Drive, Unit 104
Vero Beach, FL 32967

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24th day of January, 2024, by Susan M. Rodman, President of The Boulevard Village, Inc., a Florida Corporation

Michele L Shough
Notary Public

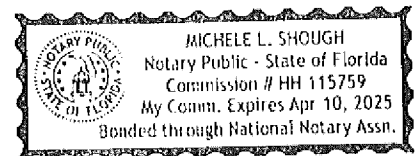
Notary Public Printed Name: _____

My Commission Expires: _____

Personally Known OR Produced Identification

Type of Identification Produced: Drivers License

(SEAL)



**BOULEVARD TOWNHOMES
ASSOCIATION, INC.**

CERTIFICATE OF APPROVAL TO PURCHASE

In Reference to:

Unit Address 1650 Baseline Drive in the **BOULEVARD TOWNHOMES ASSOCIATION, INC.** according to the Declaration thereof, in Official Records Book 21 at Page 58, of the Public Records of Indian River County, Florida.

At the request of the owner of records of said unit, the undersigned officer of the **BOULEVARD TOWNHOMES ASSOCIATION, INC.** operating the above-described property hereby certifies:

Lara B Robinson, Mark E Robinson & Justin Robinson as Purchasers have been duly approved by the undersigned Association, pursuant to the provisions of the above-described Declaration, with the following contingencies:

Dated this 16 day of January, 2024.

BOULEVARD TOWNHOMES ASSOCIATION, INC.

BY: Wendy Orthober
PRESIDENT

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgements personally appeared Wendy Orthober, President, 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 16TH day of JANUARY, 2024.

Paige Marie Devling
NOTARY PUBLIC

My Commission Expires: 1/30/2027

Revised 7/5/17



PAIGE MARIE DEVLING
Notary Public
State of Florida
Comm# HH355872
Expires 1/30/2027