

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDING SHOULD BE RETURNED TO:

MAIA ALBRECHT, ESQ.
SHUFFIELD, LOWMAN & WILSON, P.A.
1000 LEGION PLACE, SUITE 1700
ORLANDO, FL 32801

Parcel Identification No.: 33-40-21-0008-000-00067/0

NOTE TO RECORDER: Documentary stamp taxes in the amount of \$37,625.00 are being paid in connection with this Deed as required pursuant to Section 201.02, Florida Statutes.

WARRANTY DEED

THIS WARRANTY DEED (this “Deed”) is made and executed this 29 day of April, 2024, by **MICHAEL J. GARAVAGLIA, JR. and ELIZABETH R. GARAVAGLIA, husband and wife**, whose post office address is 2220-12th Ave., Vero Beach, FL 32960 (collectively, “Grantor”) to **C. PRESTON HERRINGTON, III and FRANCES T. HERRINGTON, husband and wife, as tenants by the entireties**, whose post office address is 167 Anchor Drive, Vero Beach, FL 32963 (collectively, “Grantee”).

WITNESSETH, that said Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration 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 (the “Property”):

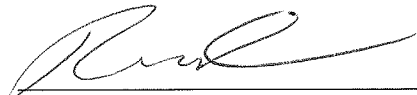
Lot 67, The Moorings Unit Five "The Anchor", according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 98, 98A through 98D, inclusive, of the Public Records of Indian River County, Florida.

And the Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, subject to those matters set forth on **Exhibit “A”**, attached hereto, reference to which shall not operate to re-impose the same.

[Signature Pages Follow]

Signed, sealed and delivered as to all
Grantors in the presence of:

WITNESSES:


Signature

Roger Churchwell
Printed Name of Witness #1

9335 88th ST

UPRO FL 329607
Post Office Address of Witness #1


Signature

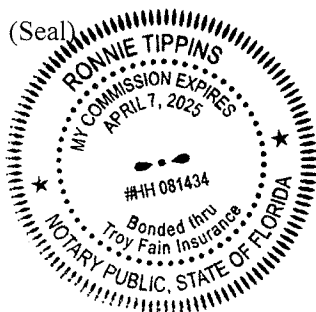
Ronnie Tippins
Printed Name of Witness #2

PO Box 242

Fellsmere FL 32948
Post Office Address of Witness #2


STATE OF FLORIDA
COUNTY OF Indian River

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29th day of April, 2024 by **MICHAEL J. GARAVAGLIA, JR.**. He ☒ is personally known to me or ☐ has produced a _____ as identification.



GRANTOR:


MICHAEL J. GARAVAGLIA, JR.


Signature of Notary Public

Print Name: Ronnie Tippins

My Commission Expires: 4/7/2025

Signed, sealed and delivered as to all
Grantors in the presence of:

WITNESSES:

[Signature]
Signature

Roger Churchwell
Printed Name of Witness #1

9335 88th St
Verobeach FL 32967
Post Office Address of Witness #1

[Signature]
Signature

Ronnie Tippins
Printed Name of Witness #2

PO Box 342
Fellsmere, FL 32948
Post Office Address of Witness #2

STATE OF FLORIDA
COUNTY OF Indian River

The foregoing instrument was acknowledged before me by means of ☒ physical presence **or** ☐ online notarization, this 29th day of April, 2024 by **ELIZABETH R. GARAVAGLIA**. She ☒ is personally known to me **or** ☐ has produced a _____ as identification.



GRANTOR:

[Signature]
ELIZABETH R. GARAVAGLIA

[Signature]
Signature of Notary Public

Print Name: Ronnie Tippins

My Commission Expires: 4/7/2025

Exhibit "A"

Permitted Exceptions

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.
2. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of The Moorings Unit Five "The Anchor", recorded in Plat Book 9, Page 98, 98A through 98D, inclusive, of the Public Records of Indian River County, Florida.
3. Restrictions, covenants, conditions and easements, which include provisions for A. an easement on the land; B. a lien for liquidated damages; C. a private charge or assessments; and D. an option to purchase, a right of first refusal or the prior approval of a future purchaser or occupant, as contained in that certain Declaration of Restrictions, Covenants and Conditions recorded in Official Records Book 576, Page 2916, and Declaration of restrictions filed in Official Records Book 754, Page 1823, amended in Official Records Book 1060, Page 530, Official Records Book 1984, Page 2002, Official Records Book 2412, Page 2341; Official Records Book 2567, Page 1936 and Official Records Book 3195, Page 1956, together with Articles of Incorporation of the Anchor Property Owner's Association as contained in that certain instrument filed in Official Records Book 611, Page 2030, amended in Official Records Book 1060, Page 536 and in Official Records Book 1061, Page 2807, as may be subsequently amended.
4. Deed of Utility Facilities to the City of Vero Beach filed in Official Records Book 598, Page 161, of the Public Records of Indian River County, Florida.
5. Provisions contained in State of Florida Department of Environmental Protection filed in Official Records Book 1088, Page 1160, of the Public Records of Indian River County, Florida.
6. The nature, extent or existence of riparian rights or littoral rights.
7. Rights of others to use the waters of any water body extending from the Property onto other lands.
8. Notwithstanding the legal description of the Property, no warranties are made as to title to any lands lying below the mean or ordinary high water line of any navigable or tidally influenced waters.
9. Any rights, interests or claims arising from the following matter(s) shown on the survey prepared by Target Surveying, LLC, dated April 16, 2024, as Survey Number: 628883:
 - a. Encroachment of concrete driveway(s) into the 10 foot utility easement on the northerly side of the lot.

**ANCHOR
CERTIFICATE OF APPROVAL TO PURCHASE**

In Reference To:

Residence at **167 Anchor Dr**, in The Anchor at The Moorings, according to the Declaration of Condominium thereof, in Official Records Book of the Public Records of Indian River County, Florida.

At the request of the owner of record of residence, the undersigned officer of The Anchor at The Moorings, operating the above-described residence, hereby certifies:

C. Preston Herrington III and Frances T. Herrington

As Purchaser (s), has (have) been duly approved by the undersigned Association, pursuant to the provisions of the above-described Declaration of Condominium, with the following contingencies:

Dated this 5th day of April, 2024.

Anchor Property Owners Association

BY: William B Chambers, President.

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of April, 2024, by William B. Chambers, the President for The Anchor Property Owners Association, who is personally known to me or who has produced _____ as identification.

[Notary Seal]

Notary Public

Printed: Julie Barrett Gerber

My Commission

Expires: 9/28/26

