

**Prepared By and Return To:**  
Investors Title Insurance Company  
Attn: Kimberly Douglas  
3096 Cardinal Drive  
Vero Beach, FL 32963

Order No.: 202410124ITF2

Property Appraiser's Parcel I.D. (folio) Number:  
3340210001300000033.0

### **WARRANTY DEED**

THIS WARRANTY DEED dated May 14, 2024, by Steve Lee a/k/a Steve Chun Yu Lee, a single man, whose post office address is 456 Chase Court E, Mandeville, Louisiana 70448 (the "Grantor"), to Alannah M. Link, a single woman, whose post office address is 2074 Ocean Ridge Circle, Vero Beach, Florida, 32963 (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 Eight Hundred Fifty Thousand And No/100 Dollars (\$850,000.00) 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 33, OCEANRIDGE SUBDIVISION, according to the plat thereof as recorded in Plat Book 10, Pages 78 and 78A, of the Public Records of Indian River County, 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:

Renata Weatherston  
Witness Signature

Renata Weatherston  
Printed Name of First Witness

Printed Address of First Witness

828 Lakeshore Village Dr  
Slidell, LA 70461

Gwendolyn D. Leconte  
Witness Signature

Gwendolyn D. Leconte  
Printed Name of Second Witness

Printed Address of Second Witness

149 Sixth St  
Bridge City LA 70044

Steve Lee  
Steve Lee a/k/a Steve Chun Yu Lee

**Grantor Address:**  
456 Chase Court E  
Mandeville, LA 70448

STATE OF Louisiana  
COUNTY OF St Tammany Parish

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13 day of May, 2024, by Steve Lee a/k/a Steve Chun Yu Lee, a single man.

Doris Wild  
Notary Public

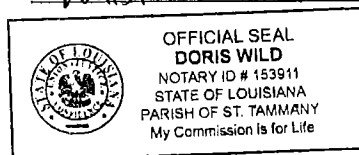
Notary Public Printed Name: DORIS WILD

My Commission Expires: at death

Personally Known ☐ OR Produced Identification ☒

Type of Identification Produced: Louisiana Drivers License

(SEAL)



**Ocean Ridge Property Owners Association, Inc.**

100 Vista Royale Blvd.  
Vero Beach, FL 32962-3750  
772-907-5096 s Fax: 772-567-2551  
jHartnett@archoice.com s Srupert@archoice.com

**CERTIFICATE OF APPROVAL**

This is to Certify that Alannah M. Link has / have been approved by the Board of Directors at *Ocean Ridge Property Owners Association, Inc.*, as the Buyer of the following described property in Indian River County, Florida.

The physical address being: 2074 Ocean Ridge Circle, Vero Beach, FL 32963

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

Dated this 11<sup>th</sup> of April, 2024.

Ocean Ridge Property Owners Association, Inc.

By:



Scott Shaffer  
President of the Board of Directors for  
Ocean Ridge Property Owners Association, Inc.

**STATE OF FLORIDA  
COUNTY OF INDIAN RIVER**

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of April, 2024, by Scott Shaffer on behalf of the association, who is personally known to me.

Notary Public, State of Florida at Large