

Prepared by and return to:

Kasey McBride  
Supreme Title Solutions, LLC  
2905 Ocean Drive  
Vero Beach, FL 32963  
(772) 231-5406  
File No 24-04-1619

Parcel Identification No 33-40-16-00007-0003-00012/0

[Space Above This Line For Recording Data]

## WARRANTY DEED

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

**This indenture made the 31st day of May, 2024 between Robert E. Whitley, Sr and Mary Page Whitley, husband and wife, whose post office address is 3600 Oak Hills Drive, Greenville, NC 27834, of the County of Pitt, State of North Carolina, Grantors, to Richard A. Bazarian and Anne Marie Cairns, husband and wife, whose post office address is 2 Waites Landing Road, Falmouth, ME 04105, of the County of Cumberland, State of Maine, Grantees:**

**Witnesseth**, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Indian River, Florida, to-wit:

Lot 12, Block C, Seagrove Subdivision - Unit Two, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 100, of the Public Records of Indian River County, Florida.

**Grantors warrant** that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantors' residence and homestead address is: 3600 Oak Hills Drive, Greenville, NC 27834.

**Together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**Subject to** taxes for 2024 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** Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

[Signature]  
Robert E. Whitley, Sr

[Signature]  
Mary Page Whitley

[Signature]

WITNESS  
PRINT NAME: Dave Lee

[Signature]

WITNESS  
PRINT NAME: Gwen Sutton

189 Jimmy Lee Rd.  
Pink Hill, NC 28572  
WITNESS 1 ADDRESS

2009 W Vernon Ave  
Kinston, NC 28504  
WITNESS 2 ADDRESS

STATE OF NC

COUNTY OF Lenoir

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 20 day of May, 2024, by Robert E Whitley, Sr and Mary Page Whitley.

[Signature]

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

**GWEN S SUTTON**  
Notary Public  
Lenoir Co., North Carolina  
My Commission Expires Oct. 18, 2025

Personally Known:  OR Produced Identification:

Type of Identification

Produced: \_\_\_\_\_

# Seagrove Property Owners Association, Inc.

c/o A.R. Choice Management, Inc.

100 Vista Royale Blvd, Vero Beach, FL 32962

Phone (772) 907-5082 Fax (772) 567-2551

Richard@ARChoice.com – megan@archoice.com

## CERTIFICATE OF APPROVAL

BE IT HEREBY KNOWN, that Seagrove Property Owners Association Inc., a non-profit corporation, existing under the laws of the State of Florida, having operating responsibility for Seagrove Property Owners Association, Inc. Highway A1A, Vero Beach, Florida, does hereby approve the proposed Sale of 1779 Cypress Lane of said Property Owners Association to Richard & Anne Marie Cairns

Richard Arjona

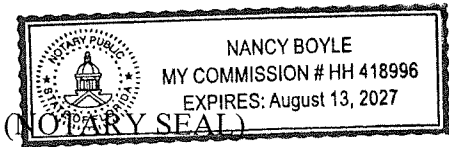
Representative for the Managing Agent

May 6<sup>th</sup>, 2024

Date

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Richard Arjona, known to me to be the representative for the Community Association Manager of the corporation named in the foregoing certificate, and she acknowledged executing the same freely and voluntarily under authority duly vested in him by said corporation.

WITNESS my hand and official seal in the State and County last aforesaid this 6<sup>th</sup> day of May, 2024.



Nancy Boyle  
Notary Public, State of Florida at Large  
My Commission Expires: 8/13/27